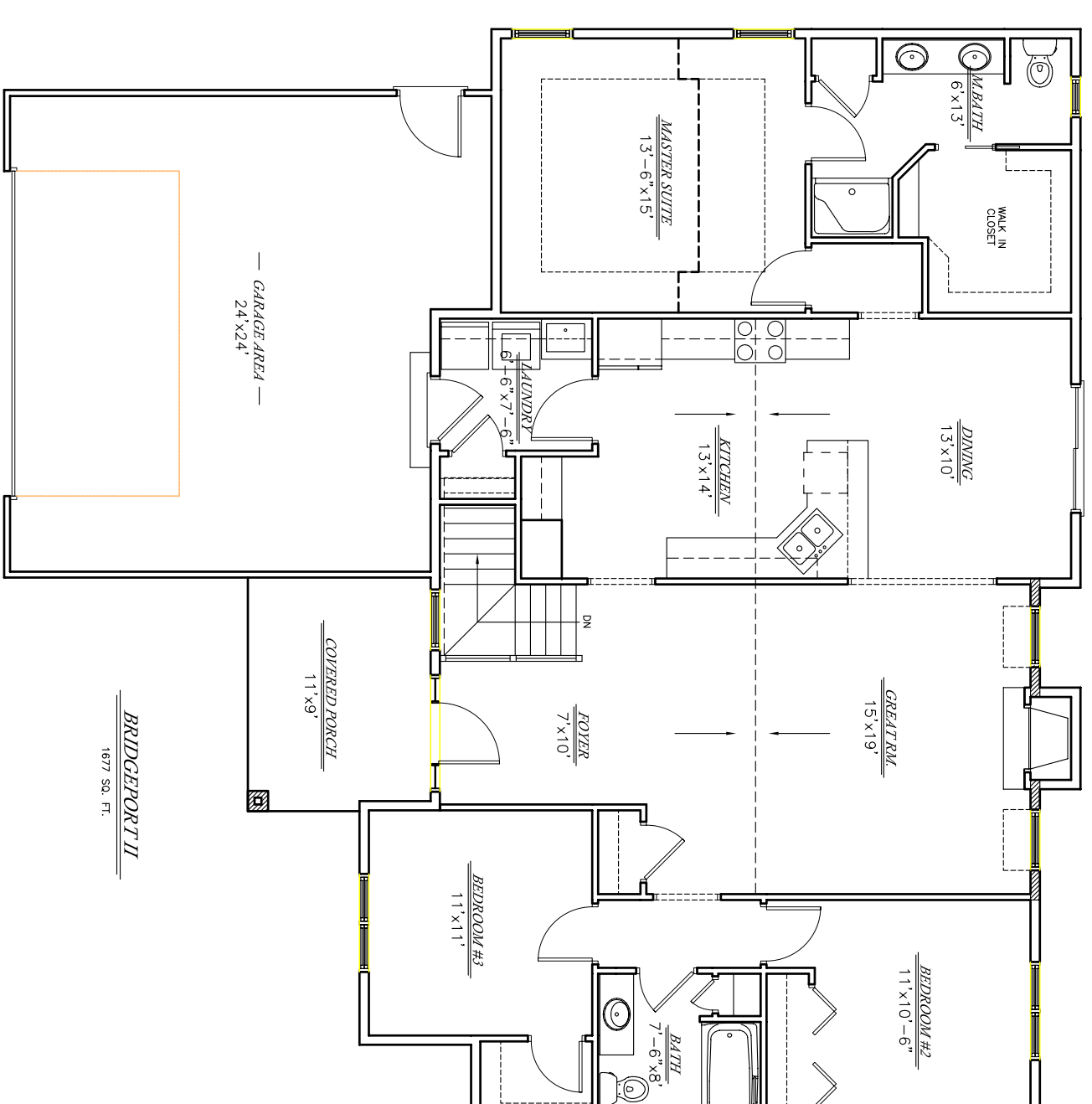
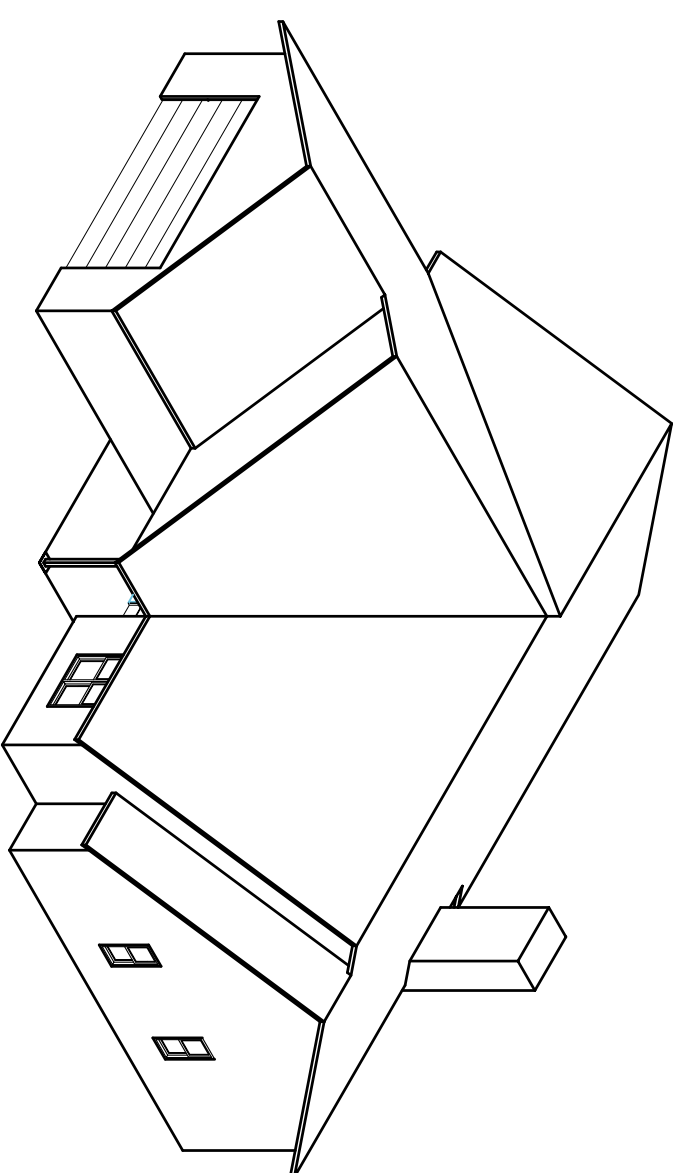


BRIDGEPORT II

**STORTZ**  
 CUSTOM HOMES, LLC

EXCEPTIONAL QUALITY, SUPERIOR SERVICE



BRIDGEPORT II  
 1877 SQ. FT.

# BRIDGEPORT II

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## Basement Features

- 8' height, steel reinforced, solid concrete foundation
- Insulated per Wisconsin energy code
- Vinyl insulated basement windows (2)
- Shrink control joints in basement walls and floors
- Backfill and grading allowance per your building site

## Structural Features

- 2" x 6", 16" on center exterior house walls
- 3/4" LP High Performance Floor
- 12" TJI Floor Joist
- 30-year, dimensional shingle roof
- 1/2" OSB Sheathing
- R-19 fiberglass batt in exterior walls with 4 mill vapor barrier
- R-50 in attic
- Floor Joist Ends Spray foamed for complete seal
- DuPont Tyvek House wrap
- Marvin Integrity Windows and Patio Doors
- Continuous Ridge Vent on Roof
- Fiberglass Insulated Front Entry Door

## HVAC

- Rheem 90 Plus® High Efficiency Gas Furnace
- Balancing dampers on all main supply runs
- High and Low Return Air Vents
- Rheem 13 Seer rated air conditioner
- Electronic programmable setback thermostat
- Smoke detectors

## Plumbing

- Kohler brand plumbing fixtures throughout
- Standard Kohler colors included
- 3' x 4' oversize Kohler shower module with molded seat
- Pex Water lines and Manifold System
- 3 frost-proof hose bibs
- Garbage disposal and dishwasher installation
- Water line for icemaker
- Gas to range and dryer
- Coralais or Fairfax Faucets in Brushed Chrome
- 50gal Power vent Water Heater
- Roughed in Lower Level Bath
- Sewer Lateral Allowance

## Electric

- 200 amp service
- 3 Exterior waterproof outlets
- 4 Phone jacks
- 4 Cable TV outlets
- Generous light fixture allowance
- Electrical to Dryer and Range

## Interior Details

- Stained oak raised panel cabinets throughout
- Solid oak 2-1/4" casing and 3-1/4" base
- 6-panel pine doors
- Oak handrail, newel post and balusters
- Crown molding in Master Bedroom
- Vinyl Flooring Allowance of \$30/yd
- Schlage hardware
- 1<sup>st</sup> Floor Laundry
- Mirrors over all vanities
- Lennox Superior BC 42" Natural/Gas Fireplace
- Generous fireplace facing Allowance
- Laminate Countertops
- Hardwood floors in Kitchen/Dining Room
- Carpet allowance of \$24/yd.
- Interior and Exterior painting
- Custom match Staining included
- Standard Shower Door
- Storm doors included
- Steel Garage Door 2" insulated (R10)
- Belt Drive Opener with 2 controllers and 1 Keyless
- Rounded Corners
- Orange Peel Finish

## Exterior Details

- Vinyl Siding
- Aluminum Soffit and Fascia
- Seamless Aluminum Gutters and Downspouts
- Cultured Stone Veneer

## Additional services

- Free plan drafting and revisions
- No Extra Charges for Changes During Construction
- Guaranteed Price Contract
- Site meeting and home placement assistance
- Final cleanup prior to occupancy
- Web Based expediting
- You Deal Directly With The Owners