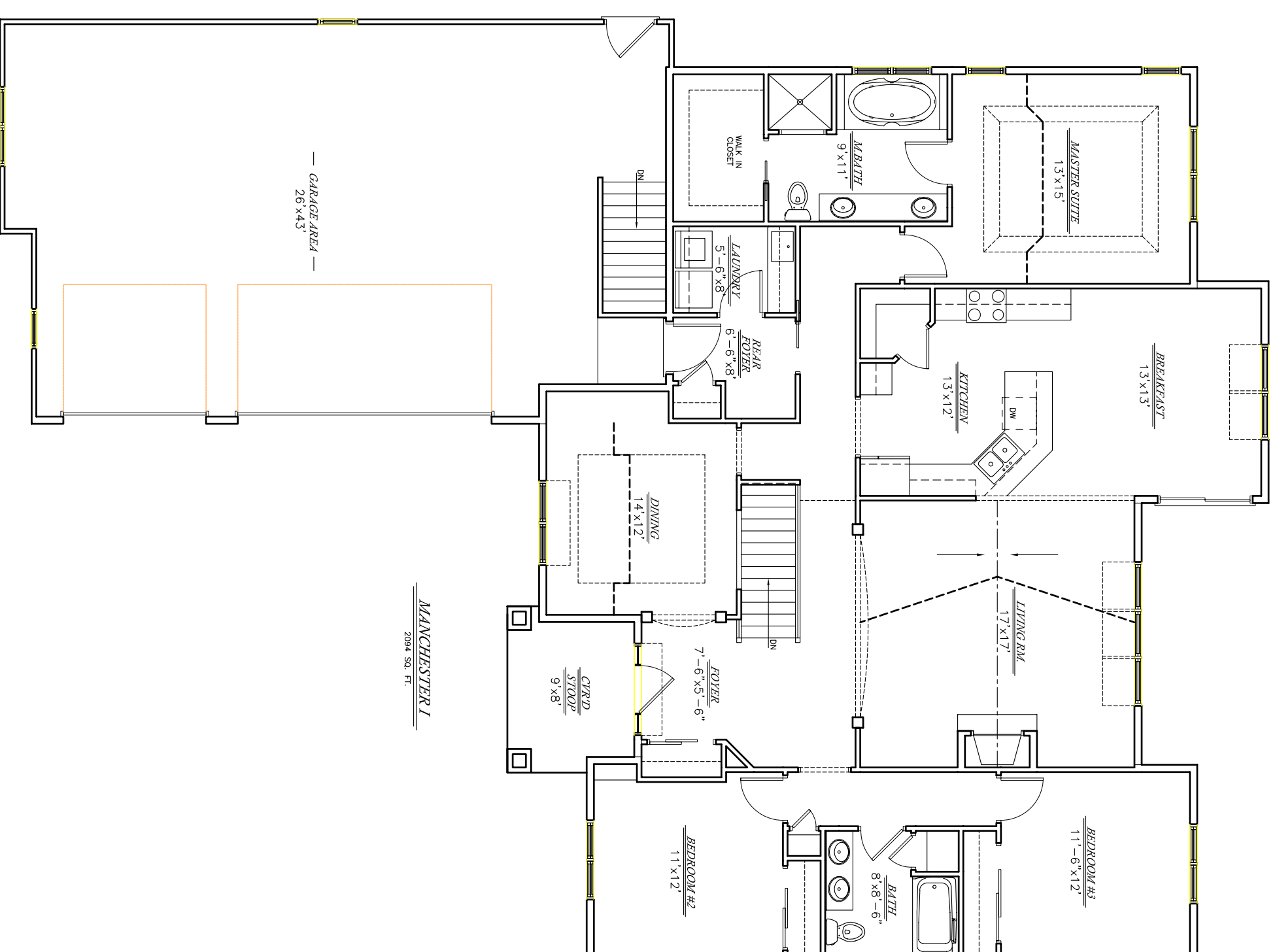
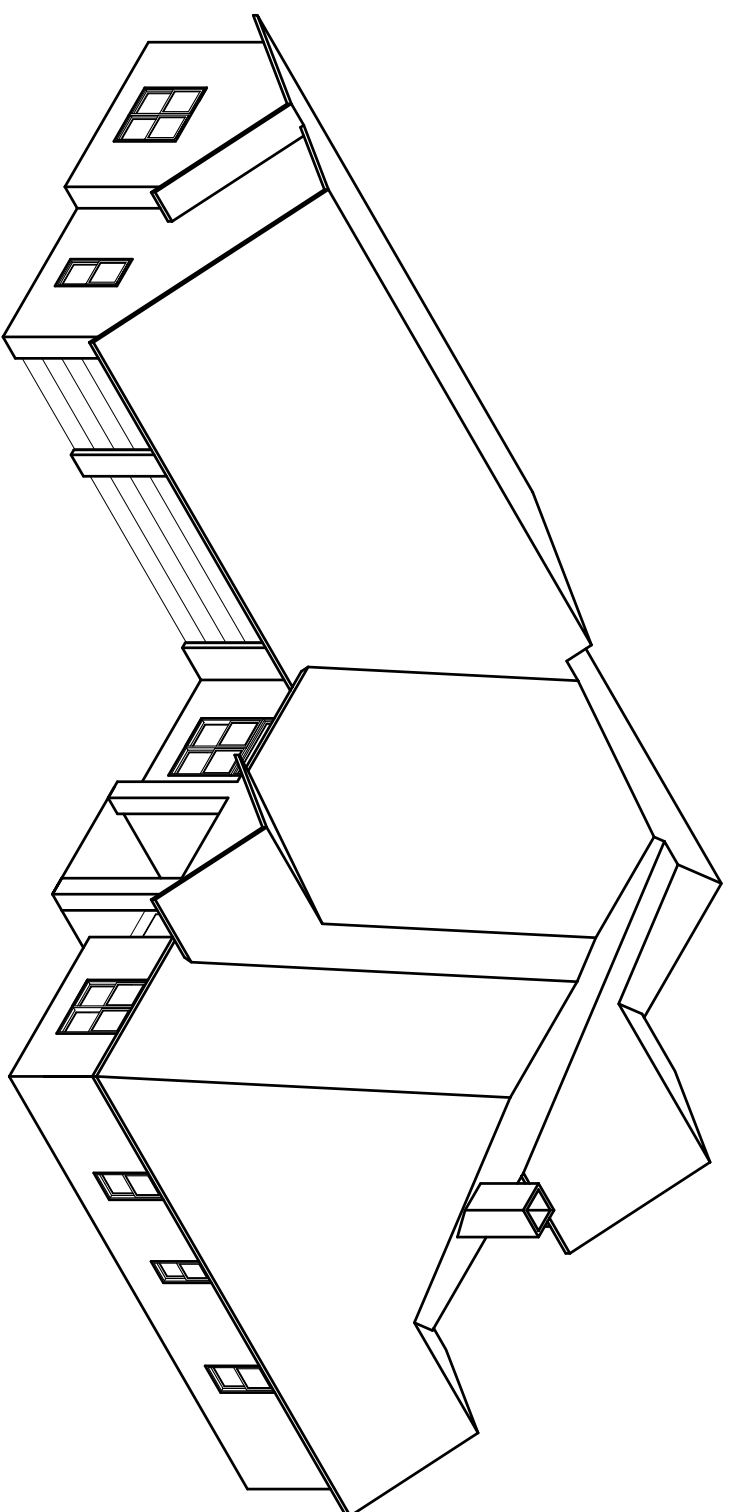


MANCHESTER I

STORTZ
 CUSTOM HOMES, LLC
 EXCEPTIONAL QUALITY, SUPERIOR SERVICE



MANCHESTER I

MANCHESTER I

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
- Stairs from Garage to Basement

Electric

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

Structural Features

- 2" x 6", 16" on center exterior house walls
- 12" TJI Floor Joist
- 3/4" LP High Performance Floor
- 30-year, dimensional shingle roof
- 1/2" OSB Sheathing
- R-19 Batt in exterior walls
- R-50 in attic
- Floor Joist Ends Spray foamed for complete seal
- DuPont Tyvek Housewrap
- Marvin Integrity windows and patio doors
- Continuous ridge vent on roof
- Fiberglass insulated front entry door

Interior Details

- Stained Maple Raised Panel Cabinets Throughout
- Solid Maple 3-1/4" casing and 4-1/4" base
- 2-panel Maple Doors
- Beech handrail, newel post and Metal balusters
- Crown molding in Dining
- Tile Floors in Baths, Foyer, Laundry
- Schlage hardware
- 1st Floor Laundry
- Mirrors over all vanities
- Lennox Superior BC 42" Natural/Gas Fireplace
- Generous fireplace facing Allowance
- Granite Kitchen Countertops
- HW Floors in Kitchen, Breakfast, Dining
- Carpet allowance of \$24/yd.
- Interior and Exterior painting
- Custom match Staining included
- Steel Garage Door 2" insulated (R10)
- (2) Belt Drive Opener with 2 controllers and 1 Keyless
- Rounded Corners
- Orange Peel Finish

HVAC

- Rheem Classic® 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
- 4'x4' Tile Shower in Master
- Whirlpool Tub
- Standard Shower Door
- 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 Powervent Water Heater
- Roughed in Lower Level Bath
- Sewer Lateral Allowance

Exterior Details

- LP Smart Siding
- Smart Side Trim
- Aluminum Soffit and Fascia
- Storm doors included
- Seamless Aluminum Gutters
- Cultured Stone Veneer

Additional services

- Free plan drafting and revisions
- No surcharge 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