

Standard Features

Idella Ridge Subdivision

Rosendahl Properties & Construction LLC

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CONSTRUCTION

- Poured 8" concrete walls with TK2002 waterproofing
- Drain tile inside and out of foundation with 16" of pea gravel under concrete floor, sump pit and pump in basement
- Engineered Floor and Roof Trusses
- Thermo Tech windows with low E and argon gas (Anderson window glass, vinyl window)
- 2x6 exterior construction with 7/16" wall sheathing, R21 Insulation above grade, R15 below grade
- ½ Roof sheathing with synthetic roof felt, ice and water protection on all roof valleys and eaves
- Upgraded energy package that includes spray foam box sills and all wall or ceiling penetrations
- R50 attic insulation
- Vapor barrier installed on all exterior walls, lower-level walls and main level ceilings
- 30-year CertainTeed Shingles with additional 4-star CertainTeed Warranty
- 2 car oversized garage 24'x24" with 16'x8' garage door and 3' service door
- Detached 2 car 24'x24' garage with 16' x 8' garage door and 3' service door, 2x6 construction, steel roof and steel walls, power will be added
- 200-amp Electrical Service
- 50-gal electric water heater
- 96% Amana furnace with 10 years warranty on parts, 1 year on labor
- 13,4 seer Amana Air Conditioner with 10-year warranty on parts and compressor, 1 year on labor
- Maintenance FREE Main Street Premium siding .044 thickness
- Aluminum Soffit and fascia
- Insulated garage door with glass panels and opener
- Vinyl shakes on home garage and home gable end
- Sagewood Ledge Stone on entrance columns with diamond coat post wraps
- Concrete Stoop, steps and sidewalk
- 2-Rockwell egress window wells in lower level with built in steps and stone textured finish

EXTERIOR

- 1.71-acre lot that adjoins the 15-acre green space and 4-acre pond
- 120' well with ¾ pump
- 3-bedroom mound system (sized for future expansion of lower level)
- Blacktop driveway
- 2 outside faucets

INTERIOR

- Orange peel wall texture on ½ drywall, Knock down ceiling texture on 5/8" drywall.
- Professionally painted main area, master bath & common bath
- Legend Rainier Birch-Stained Cabinets with granite countertops, under mount sink and upgraded faucet in kitchen
- Legend Rainier Birch-stained cabinets in flex space (office), laundry and bathrooms, Formica tops with rolled edge
- Stained Poplar Raised 2 panel interior doors
- Stained Poplar 4 ¼ base and 3 ¼ casing
- Professionally designed and installed closet shelving
- Upgraded lighting package
- Frigidaire Gallery series complete appliance package (dishwasher, frig, stove and micro)
- Built in ice and water line behind frig
- Luxury Vinyl Tile in main area
- Luxury Vinyl grouted tile in bathrooms
- Carpeting in bedrooms
- Main floor laundry with built in dryer venting, Legend Rainier Birch cabinet and professional venting
- CO2 detectors and smoke alarms in all living spaces
- Roughed in for Radon mitigation system
- 9' exterior walls on main level with vaulted main area of home

MISC

- All material purchased from Builder First Source in Menomonie
- All Contractors are local to the area and are part of our community
- Builder has built over 350 homes without a failed building inspection or gig on an inspection
- Builder is part of the local community and been a member of the local Lions Club, Rotary and Menomonie Free Clinic boards
- ONE year in writing unconditional warranty, 10 years structural integrity warranty included with all homes
- Drywall warranty after one year we return to repair, fix or correct anything that has happened to drywall from home settling or any cracking from fluctuation on temps
- RPC Homes has been Crafting Homes and Building Memories since 1997 without a single registered complaint, legal action or unsatisfied client.

Rosendahl Properties & Construction, LLC - 1 Year Home Warranty

This warranty paragraph shall protect the BUYER/OWNER from faulty construction and defective materials and supplies used in the construction of the PROJECT/HOME, but does not apply to defects caused, directly or indirectly, by or from: (1) normal or reasonable wear and tear; (2) natural elements, including but not limited to hail, rain, wind, ice, and sun damage; (3) faulty maintenance, operation or control of any portion of the PROJECT/HOME as constructed or abuses by or while under the control of the BUYER/OWNER; (4) variances or defects which are inconsequential to the use, operation or aesthetic appearance of the PROJECT/HOME.

The BUILDER/SELLER warrants and represents that the PROJECT/HOME is completed in accordance with all applicable federal, state and local ordinances, restrictions and requirements.

ONE YEAR WARRANTY STARTS FROM THE DATE OF SUCCESSFUL CLOSING ON PROJECT/HOME.

ALL FACTORY WARRANTIES ON EQUIPMENT/MECHANICS USED IN THE HOME DURING CONSTRUCTION ARE IN FULL EFFECT AND TRANSFERRED TO BUYER/OWNER AT TIME OF CLOSING.

Buyer

Buyer

Robert C. Rosendahl – Builder