OUR SERVICES

DESIGN
ENGINEERING
ARCHITECTURAL
ADA/HANDICAPPED ACCESSIBLE
RESIDENTIAL & COMMERCIAL
KITCHEN & BATHROOM DESIGN
BASEMENT LAYOUT
SITE PLANNING
PRICING
PROJECT MANAGEMENT

DEMOLITION
PERMITTING
TEAR DOWN EXISTING STRUCTURES
DISPOSAL OF STRUCTURES
EPA MATERIALS TESTING
APPROVED LANDFILL DISPOSAL
WELL ABANDONING

SITE PREPARATION
PERMITTING
TREE CLEARING
SEPTIC SYSTEMS
WELL DRILLING
CITY SEWER & WATER HOOKUP
EXCAVATION
BACKFILL
RETAINING WALLS
DRIVEWAY GRAVEL OR PAVING
LANDSCAPING & SPRINKLER SYSTEMS

CONSTRUCTION
NEW & VACATION HOMES
SHELL HOMES
REMODELING
COMMERCIAL BUILDINGS
ADDITIONS
ATTACHED & DETACHED GARAGES
FOUNDATIONS
DECKS & PATIOS
SCREENED-IN PORCHES & ALL SEASON ROOMS
FINISHED BASEMENTS
FLOORING
HEATING & COOLING
PLUMBING
ELECTRICAL
BRICK & STONE WORK
TILE WORK
WOOD FLOORING
FINAL DECORATING

LOCATION
404 N. STEPHENSON AVE. [US2]
IRON MOUNTAIN, MI 49801

906.774.2186
906.774.5207
800.438.4687
BAYPORT
2 BED - 2 BATH

SIZE 52’ X 28’
AREA: 1400 SF
CHALET
3 BED - 2 BATH

SIZE 48’ X 28’
AREA: 2138 SF
HARTFORD
3 BED - 2 BATH

SIZE 62' X 28'
AREA: 1736 SF
CEDAR RIDGE
3 BED · 2 BATH

SIZE 59’-6” x 44’
AREA: 1979 SF
BASE PRICE SPECIFICATIONS
THE FOLLOWING ITEMS ARE INCLUDED IN THE BASE PRICE

FLOOR CONSTRUCTION
2X10 FLOOR JOISTS, #2 OR BETTER, KILN DRIED, 16" O.C. WITH INTEGRAL LVL
2X6 TREATED WOOD SILL PLATE & SILL SEAL INSULATION
1/4" TONGUE & GROOVE OSB DECKING, SCREW NAILED & GLUED TO JOISTS
R-9.8 PERIMETER JOIST INSULATION
JACK POSTS PROVIDED & INSTALLED

WALL CONSTRUCTION
EXTERIOR: 2X6 STUDS, 16" O.C. - 1/2" OSB STRUCTURAL WALL SHEATHING WRAPS ENTIRE MODULE INCLUDING MATING WALLS. JOINTS CAulkED.
INTERIOR: 2X4 STUDS, 16" O.C. - MATING WALLS 2X3’S 16" O.C.
DOUBLE TOP PLATE AND ENGINEERED WINDOW & DOOR HEADERS
R-21 FIBERGLASS WALL INSULATION
7"-9" WALL HEIGHT

ROOF CONSTRUCTION
STANDARD PITCH IS 5/12, CHALET GREAT ROOM PITCH IS 9/12
ROOF SHEATHING: ½" AGENCY CERTIFIED FOR LOADING & SPACING REQUIREMENTS WITH TRUSS/RAFTER TIE DOWN ANCHORS INSTALLED
ATTIC INSULATION: FLAT CEILINGS: R-44 BLOWN FIBERGLASS, CHALET GREAT ROOM: R-33 FIBERGLASS BATTs
ROOF RIDGE HAS CONTINUOUS VENTING, AIR CIRCULATION Baffle BETWEEN EACH TRUSS AND/OR RAFTER
SHINGLES: 30 YEAR LIMITED WARRANTY UL CLASS A FIRE AND WIND RESISTANT RATED DIMENSIONAL STYLE SHINGLE. 2 ROWS ICE AND WATER AND SYNTHETIC FELT
CEILINGS: 5/8” GYPSUM DRYWALL WITH LEVEL 4 TAPINGS APPLICATION, SPRAY FINISHED WITH 1 COAT OF LATEX VAPOR BARRIER PRIMER & SMOOTH FINISH

EXTERIOR DESIGN
CERTAINTeed MAINSTREET VINYL LAP SIDING
TYVEK BRAND HOUSE WRAP UNDER SIDING
2X8 SUB FASCIA, WITH 8" ALUMINUM FASCIA
16" VENTED ALUMINUM SOFFIT
INSULATED METAL EXTERIOR DOOR, WITH SCHLAGE/PLYMOUTH TARNISH RESISTANT SATIN NICKEL KEYED Alike LOCKSET

WINDOWS
JELD-WEN ALUMINUM CLAD, LOW E, AIR SPACE FILLED WITH ARGON GAS, SCREENS INCLUDED, INTERIOR STAINED AND FINISHED, 2 COATS OF SEALER APPLIED

INTERIOR
TRIM: BASE, CASING, DOOR JAMBS AND STOPS ARE PREFINISHED COLONIAL OAK
DOORS: PREFINISHED HOLLOW CORE FLUSH OAK DOORS WITH SCHLAGE/PLYMOUTH SATIN NICKEL LOCKSET
CLOSETS: PREFINISHED WHITE SHELVING AND METAL ROD
WALLS: 5/8” GYPSUM DRYWALL WITH LEVEL 4 TAPING APPLICATION, SPRAY FINISHED WITH 1 COAT OF LATEX VAPOR BARRIER PRIMER & SMOOTH FINISH

KITCHEN
CABINETS: YORKTOWNE BY ELKAY OAK RECESSED PANEL CABINET, SOLID WOOD DRAWERS, DOVETAIL JOINTS, EASY CLOSE HARDWARE
COUNTERTOP: WILSONART LAMINATE TOP IN CHOICE OF COLORS
SINK: 8” DEEP STAINLESS STEEL WITH SINGLE HANDLE FAUCET & SPRAYER IN CHROME
RANGEHOOD: RE-CIRCULATING HOOD WITH FILTER

PLUMBING
PLUMBING MEETS STATE CODE
SCHEDULE 40 PVC WASTE & VENT LINES
SUPPLY LINES: COPPER OR PEX
SHUT OFF VALVES FOR SINKS AND TOILETS

BATH
YORKTOWNE BY ELKAY OAK VANITY CABINETS WITH DRAWERS
CHROME LIGHT STRIP WITH PLATE GLASS MIRROR
FAN/LIGHT: 80 CFM WITH NIGHTLIGHT
CHINA LAVATORY SINK, WITH CHROME SINGLE CONTROL FAUCET
FIBERGLASS TUB MODULE, WITH CHROME FAUCET
CHINA WATER CLOSET WITH SEAT
CHROME TOILET PAPER HOLDER
BATH FIXTURES: CHOICE OF WHITE, BONE, BISCUIT

ELECTRICAL
200 AMP 40 CIRCUIT BREAKER PANEL
COPPER (ROMEX) WIRING
RECEPTACLES: PER NATIONAL ELECTRICAL CODE. GFI RECEPTACLES IN BATH(S), KITCHEN, BASEMENT, AND 2 EA. EXTERIOR
LIGHT FIXTURES: DINING, KITCHEN, HALL, STAIR, ENSUITE, BASEMENT INCLUDING BULBS
DOORBELL, PROVIDED AND INSTALLED WITH 2 BUTTONS
BEDROOM(S): ½ SWITCHED RECEPTACLES OR SWITCHED CEILING BOX
LIVING ROOM: 2 OF THE RECEPTACLES ARE ½ SWITCHED
SMOKE DETECTORS: INSTALLED PER CODE, INTERCONNECTED W/ BATTERY BACK UP
3 WAY CONVENIENCE SWITCHING
THERMOSTAT WIRE
GAS RANGE RECEPTACLE, NO GAS PIPING

MISCELLANEOUS
TAX INCLUDED
3RD PARTY IN-PLANT INSPECTION, BY PFS CORPORATION TO ASSURE CODE COMPLIANCE
15 YEAR STRUCTURAL WARRANTY, DICKINSON HOMES’ EXCLUSIVE

ON SITE
DELIVERY [WITHIN 20 MILES OF PLANT]
SETTING OF HOME ON FOUNDATION
CRANE RENTAL
BASEMENT STAIRS, INSTALLED WITH RAILING, CLOSED RISER STAIRS
FINISH OF: EXTERIOR, INTERIOR AND DRYWALL
ELECTRICAL FINISHING: PERMIT, CONNECTIONS, METER SOCKET, AND INSPECTIONS

(PRODUCT SPECIFICATIONS & PRICES SUBJECT TO CHANGE WITHOUT NOTICE)