

Poirier Homes



Custom Homes & Designs

www.poirierhomes.com

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HOME SPECIFICATIONS
23 STOCKBRIDGE ROAD
AVON, CT 06001

As of 3-27-11

1. Building Plans, Site Plan

All approved by Town of Avon and to be provided by Contractor.

2. Permits

To be provided by Contractor.

3. Clearing

The base price includes clearing up to 25,000 square feet. Additional areas will be considered an extra including any tree work after the tree contractor removes his equipment. Logs from clearing are the property of the tree contractor and will be removed from the site.

4. Excavation

Contractor to excavate, back- fill foundation, install footing drains.

Waterproof foundation with Delta MS membrane.

Top soil within the cleared area will be striped and piled on site for final grading.

Install sewer, underground water service, natural gas, electric, cable and telephone from the street to the house.

Any costs incurred with ledge removal will be considered and extra.

5. **Concrete**

Footings- 10" X 20" using 3,000 PSI transit mix concrete. House walls- 10" X 9' using 3,000 PSI transit mix concrete.

Basement floors will average 3 ½" with crack control joints. A 6 mill vapor barrier will be installed under basement floor.

Garage floor will average 4 ½" with fiber mesh additive and crack control joints. The strength of the concrete floors will be 3,500 PSI.

6. **Chimney (3 Fireplaces)**

2 flue chimney, 2 fireplace = 42" firebox – Family room, and lower level
Hearth to be bluestone. Both fireplaces roughed for natural gas inserts.
Exterior of chimney to be used brick.

Heatilator direct vent natural gas fireplace in study

The tile work for the family room, and lower level fireplace is allowed for the tile allowance.

All fireplaces will have a standard height custom designed wood mantel.

7. **Flooring**

Floor joists to be engineered wood I- joists sized for proper loading meeting local building codes.

Decking- ¾ "T & G Top Notch glued and nailed.

Underlayment- 3/8" CDX plywood in tile areas.

8. **Exterior Walls**

Sill plate to be 2X6 pressure treated lumber.

Studs- 2" x 6" douglas fir at 16" O. C.

Exterior wall sheathing to be 7/16" Huber zip system .

Roof sheathing to be ½" CDX plywood.

9'- 0" ceiling height first floor, 9'- 0" ceiling height second floor.

9. **Roofing**

Overhangs- cedar fascia fully ventilated.

Certaiteed "Landmark Woodscape" asphalt shingles, 15 lb. felt paper underneath shingles. Thirty year manufacturer's warranty.

Ice and water membrane installed in all valleys and the eaves.

10. Windows and Exterior Doors

All windows will be Jeldwin brilliant white aluminum clad, simulated divided light, with 7/8" grills, and energy saver plus insulated dual low e annealed glass preserve film and argon filled. They have a u value of .27. The hardware will be standard white and will come with insect screens not installed until final cleanup.

Exterior doors will be steel insulated (R-14) at the garage and will have an adjustable oak sill.

The front door will be a Simpson fir door, with SDL sidelights, transom, and an adjustable aluminum oak sill.

11. Siding

Siding- Front of house to have pine vertical tongue and groove siding by front porch, CertainTeed cement siding, and western red cedar shakes as per plan. Outside trim to be finger-jointed cedar pre primed cedar, and will be installed according to plans.

Shutters for front elevation, with hardware with "S" hooks, painted

Optional screened in porch off family room, or patio can be built.

All eaves except dormers will have continuous .032 white gutters applied with hidden hangers.

Downspouts have gutter drains which are all connected with 5 inch pvc pipe that drain off the property.

12. Heating, Ventilation and Air Conditioning

HVAC- Install 3 zone hydro air system with First Company air handlers, and American Standard 14.5 sear condensers. All main trunk lines to be insulated metal duct work (with 1 humidifiers) and one energy recovery ventilation unit located in the attic.

HVAC supply and return registers to be located and sized by HVAC contractor.

All floor, wall and ceiling registers, as well as exterior vent caps provided and installed.

Wood grill vents where hardwood flooring is installed.

Supply and install the required venting materials for all bathrooms, laundry room, and vented cook top.

Programmable thermostats to be provided and located by HVAC contractor.

All HVAC design and installation in accordance with code.

13. Plumbing

A rough plumbing system consisting of pex piping.

Drain, waste and vent PVC schedule 40.

75 gallon indirect gas hot water heater, all exhaust to be direct vent.

Exterior Faucets- Two frost proof with antisiphon mechanism.

Washer Dryer- Combination supply and waste system for washer.

Gas piping to the boiler, water heater, gas cook top in kitchen, study fireplace, and grill on back yard patio.

Finish includes the installation of all fixtures as listed, or equal in value.

All fixtures to be Kohler white china.

Kitchen Fixtures

Kitchen sink- Elkay ELU2816 stainless steel under mount sink

Prep sink- Elkay ELUH1212 stainless steel under mount sink

Kitchen faucet- Kohler Forte K10433

Pot filler- Danze D20557ss satin nickel

Two half baths

Toilet Kohler Devonshire K3503 white

Faucet- Kohler Bancroft K105774P Polished Chrome

Bathrooms 2 and 3

Toilet Kohler Devonshire K3503 white

Sink- Kohler Caxton K-2210 white undermount sinks.

Faucet- Kohler Bancroft K105774P Polished Chrome

Shower Kohler Bancroft KT10514P Polished Chrome

Tub- Kohler K-715/6 Villager white cast iron tub

Shower – Ceramic tiled shower see allowance

Master Bath

Toilet- Kohler Devonshire K3503 white

Counter tops- Granite see allowance.

Faucet- Kohler Bancroft KT105834 brushed nickel

Tub- Kohler Seaside 6' K-1249 whirlpool

Shower – Marble/Natural stone shower see allowance

Shower fixture-Bancroft KT105834 trim brushed nickel, 4 K8002 body sprays

Deck mount- Kohler two handle Roman tub faucet KT105854

Laundry Room

One piece Corian integrated top.

Faucet- Kohler Forte K10217

Other Mechanical Features

Completed Beam central vac system with power outlets and standard tool set.
Completed security system with all exterior doors having contacts on the first floor and basement levels. The system will also include motion detectors, and two control pads.

14. Electrical

Service- 400 AMP main 30 circuit Homeline panel.

Smoke Detectors- AC/DC smoke and fire each floor and each bedroom interconnected.

Plugs/Switches- white (standard type switch).

Range- 220 volt receptacle

Telephone- all bedrooms, kitchen, family room, library, and loft. (CAT 5). Service connection by others.

Cable- all bedrooms, kitchen, family room, library, and loft (RG 6). Service connection by others.

Surround sound- Pre wiring for speakers for family room, library, dining room, master bedroom, front porch ceiling and CAT 5 cable for future distributed audio and video system for these rooms.

Exterior outlets- 4 GFCI for exterior and basement.

Washer/Dryer- 220 volt receptacle for dryer and regular outlets for washer.

GFCI- outlets to code in baths, kitchen, garage, and basement.

Exterior Floods- lights to be installed in front, rear and garage side of the house with switch by the nearest door to the light.

Exterior Entrance Lights- Two lights to be provided at each exterior to entrance door to house.

Doorbell- one chime and switches for front door.

Furnace- to be wired by electrician.

Thermostats- to be wired by electrician.

Basement- to be provided with sufficient outlets and lighting to be utilized for storage.

There is a \$ 4,000 allowance for all lighting fixtures.

27 5" recessed lights included by builder. Additional recess lights will be billed \$80 for a 5" recessed light including labor.

Two bath fans and 4 bath/fan lights are included in base price.

Wire for two flood lights and one lamppost.

Electrical outlets in baseboards of living room, dining room, library, and family room.

15. Insulation

WE ARE ENERGY STAR BUILDERS APPROVED BY NORTHEAST UTILITIES

The projected Home Energy Analysis (HERS) rating is a 51 which exceeds energy star by 40%, and this house will use 49% less energy than a comparable house built to code with fiberglass insulation.

Closed cell foam insulation sprayed on basement walls and rim joists. Open cell foam insulation sprayed on first and second floor exterior walls, sloped roof sections to collar ties. R-40 fiberglass insulation on attic floor, R-19 fiberglass insulation on garage exterior walls, R-30 open cell foam installed on garage ceiling. Sound proofing for first floor interior walls with bathrooms, second floor interior walls for all bathrooms, and laundry room. All windows, doors and penetrations on exterior walls will be foamed with low expansion foam.

16. Drywall

½" sheet rock screwed on walls and ceilings with three coats taping compound on walls. Ceilings to have three coats taping compound and painted flat finish with green board in moisture areas.

Garage walls and ceiling 5/8" type sheetrock will be used, three coats of taping compound.

Stairs to basement from first floor to be sheet rocked with two coats of taping compound.

17. Stairs

Main stairs to be built with white oak treads, mahogany railing and newel posts, painted balusters, risers, and stringers.

Stairs to basement to be pine risers and stringers painted.

Stairs to third floor to have pine risers and stringers painted.

18. Flooring

Hardwood flooring to be number one select 3 ¼" white oak with three coats of polyurethane. Areas covered to be living room, dining room with feature strip, foyer, family room, kitchen, library, master bedroom, and upstairs hall.

Ceramic tile on second floor baths, and laundry room.

Natural stone for master bath shower walls, floor, and whirlpool deck.

19. Garage Doors

Doors will be steel insulated with a raised panel design with center windows.

Doors will be 9' wide and 8' high.

Doors will be equipped with remote openers, safety devices and one wireless keypad.

The entire garage will be sheet rocked, trimmed and painted with one coat of paint.

There will be three porcelain light fixtures and two outlets.

20. Interior Trim and Doors

Doors- 2 panel solid core molded style. First floor doors 7' tall, second floor sizes and swings per plan.

Baseboard: First floor 7 ½" poplar baseboard with overshoe molding. Second floor 5 ½" high with overshoe molding.

Casings: 4 ½" poplar door and window casings. Windsor Prime FJ, windows to receive stool and apron.

Custom field built wide door casings and headpieces for foyer.

Crown molding- 3 piece, 10" high in dining room, living room, foyer, and study: 2 piece in kitchen and family room.

4 5/8" crown molding in master bedroom, master bathroom, first floor hall, second floor hall and power room.

There will be wood beams with crown molding for the coffered ceiling in the family room, and study.

One bench seat with cubbies will be provided in mudroom.

Dining room, foyer, staircase, and upper foyer hall to have two-piece chair rail molding and custom recessed panel style moldings.

All closets will be custom made and field built. Single pole and shelf, double pole and shelf, and shelf and fixed multiple shelves. The shelving will all be painted.

21. Interior and exterior door hardware

\$2,500 allowance including tax's installation, and delivery from Builder's supplier.

22. Baths and Accessories

\$1,000 allowance for master bathroom shower door.

\$1,500 allowance of for all bath mirrors to be mounted in custom built mirror frames.

23. Painting

All exterior wood surfaces will be covered with two coats of solid body stain

All interior surfaces will be covered with one primer coat and two coats of paint.

All trim will be semi gloss, and walls will be flat.

The base price assumes all trim will be one color, and up to three wall colors.

Colors chosen from Sherwin Williams, or Benjamin Moore standard color chart.

24. Basement

Approximately 1,000 square feet of finished space. (See basement drawing)

25. Landscaping

Topsoil from the site will be spread and graded to a minimum of 4". Additional topsoil will be needed to achieve 4" and the allowance for this is included in the landscaping allowance.

The allowance for plants, front walk, rear patio, mulch, sod and seeding of the lawn is \$18,000.

A complete lawn irrigation system is included in the purchase price. The limits of the irrigation system will be the sole discretion of the builder. Additional work will be considered extra. Requests for additional work must be in writing and submitted in a timely manner to be considered.

26. Driveway

A paved driveway will be installed by a town approved contractor and installed to Town specifications and the site plan.

27. Cleaning

The garage and basement will be broom swept. All interior will be professionally cleaned.

28. Allowance Schedule

The builder will provide the following allowances:

Carpeting	\$22.50/sq.yd allowance includes pad, tax and installation.
Ceramic Tile	\$10.00/ per sq. ft. including installation and taxes.
Marble or Natural Stone	\$18.00/ per sq. ft. including installation and taxes.
Cabinetry	\$45,000 including all cabinets, installation, and taxes.
Counter tops	\$12,500 including installation, and taxes.
Appliances	\$20,000 including all installation fees delivery, and taxes.
Electrical fixtures	\$4,000 including bulbs, and taxes, and labor for installation from builders supplier.
Door Hardware	\$2,500 including installation and taxes.
Alarm	\$1,500 system to include two keypads, all exterior doors with contacts, and the system will include motion detectors
Landscaping	\$18,000 including top soil, irrigation, plantings, lawn installation, front walkway, and backyard patio.

Total contract price

\$1,350,000

BUYER:

CONTRACTOR:

Poirier Homes LLC

By: _____

