

Poirier Homes



Custom Homes & Designs

www.poirierhomes.com

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(860) 209-1158 phone (860)777-2292 fax

HOME SPECIFICATIONS

Bender Residence

54 Rosewood drive

Avon CT 06001

As of 7-17-12

1. Building Plans, Site Plan

All approved by Town of Avon and to be provided by Contractor. House price based on a 3,480 square foot home with 4 bedrooms, and three and one half baths and a two car garage.

Permits

To be provided by Contractor.

2. Excavation

Contractor to demo existing home, use existing foundation, excavate, back- fill new family room addition in back of existing foundation, and install footing drains for new foundation. We will saw cut foundation walls as shown per plan.

Waterproof the foundation on the back of the house including the new addition with Delta MS membrane.

Top soil within the cleared area will be striped and piled on site for final grading. Install conduit for underground electric, cable and telephone from the street to the house.

This contract is based on the assumption that normal subsurface soil conditions prevail. In the event that bedrock, large boulders in excess of two cubic yards or other unsuitable soil conditions are found on the lot, the costs to remedy these

conditions will be the responsibility of the owner. Any additional fill required will be provided at a cost of \$14.00 Per cubic yard in place. Any costs incurred with ledge removal will be considered and extra.

3. Concrete

Footings- 10" X 20" using 3,000 PSI transit mix concrete. House walls- 10" X 8' (height too match foundation there) 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.

4. Chimney (1 Fireplace)

1 flue chimney, 1 fireplace = 42" firebox – Family room.
Hearth to be bluestone surround to be faux stone. Allowance to be \$750 dollars
Fireplace to be roughed for natural gas insert
Exterior of chimney to be used brick.
Fireplace to receive a standard height custom designed wood mantel.

5. Flooring

Floor joists to be engineered wood I- joists sized for proper loading meeting local building codes.
Decking- ¾ "T & G Advantech glued and nailed.
Underlayment- 3/8" CDX plywood in tile areas.

6. 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.

7. Roofing

Overhangs- cedar fascia fully ventilated.
GAF Timberline Prestique asphalt shingles, 15 lb. felt paper underneath shingles.
Thirty year manufacturer's warranty.
Ice and water membrane installed in all valleys and the eaves.

8. Windows and Exterior Doors

All windows will be Anderson 200 series with interspaced grills, and 6 9/16" pre finished extension jams. 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 Therma-Tru door, with sidelights, transom, and an adjustable aluminum sill.

9. Siding

Siding- Color max CertainTeed cement siding standard colors. Outside trim to be FJ cedar. Front of the house to receive crown molding detail according to plan.

Shutters for front elevation according to plan.

All eaves except dormers will have continuous aluminum .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.

10. Heating, Ventilation and Air Conditioning

HVAC- Install Utica natural gas direct vent seal boiler 87% efficiency, a 2 zone hydro air system with ADP air handlers, and Rudd 14.5 sear condensers. All main trunk lines to be insulated metal duct work (with 1 humidifiers

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.

11. Plumbing

A rough plumbing system consisting of pex piping.

Drain, waste and vent PVC schedule 40.

75 gallon 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, 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 Eluh 2816 stainless steel under mount sink.
Kitchen faucet- Kohler Fairfax K12177

Powder Room

Toilet Kohler Devonshire K3837 white
Sink- Cultured Marble one piece tops
Faucet- Kohler Devonshire K394-4 8"center set brushed nickel

Wet bar

Elkay Eluh 1212 stainless steel under mount sink.
Kohler K12183 faucet brushed nickel

Master Bath

Toilet- Kohler Devonshire K3837 white
Sink- Cultured Marble one piece tops
Faucet- Kohler Devonshire K394-4 8"center set brushed nickel
Shower – Tiled shower see allowance
Shower fixture-Devonshire KT3964 brushed nickel

Bathroom 2

Toilet Kohler Devonshire K3837 white
Sink- Cultured Marble one piece tops
Faucet- Kohler Devonshire K3944 8"center set brushed nickel
Shower- Lasco 2603SGSCL white 5' fiberglass shower unit
Devonshire KT3964 brushed nickel

Bathroom 3

Toilet Kohler Devonshire K3837 white
Sink- Cultured Marble one piece tops
Faucet- Kohler Devonshire K3944 8"center set brushed nickel
Shower- Kohler K-715-6 cast iron 5' tub, 3" X 6" subway ceramic tile for walls
Shower fixture Kohler Devonshire KT3954 brushed nickel

Laundry room

Cultured marble one piece top.

Faucet- Kohler K-10215-4 Forte single control lavatory faucet

12. Electrical

Service- 200 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, and study. (CAT 5). Service connection by others.

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

Surround sound- Pre wiring for speakers for family room, and CAT 5 cable for future distributed audio and video system for this room.

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 \$3,500 allowance for all lighting fixtures.

20 5" recessed lights included by builder. Additional recess lights will be billed \$125 for a 5" recessed light including labor.

One bath fans and 3 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, study, family room and foyer.

13. Insulation

Insulation- Formaldehyde/ free, exterior walls R-19, 2nd floor ceiling R-38, basement ceiling, R-19, garage walls R-19, garage ceiling R-38. Laundry & Bath walls R-13 for sound.

All windows, doors and penetrations on exterior walls will be foamed with low expansion foam.

14. 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.

15. 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.

16. Flooring

Hardwood flooring to be number one select 2 ¼" white oak with three coats of polyurethane. Included in price is one coat of stain for the hardwood flooring areas. Areas covered to be dining room, foyer, family room, kitchen, study, and upstairs hall. Ceramic tile on master bath shower walls, floor, second floor baths, and laundry room.

All bedrooms to be carpet.

17. Garage Doors

Two Wayne Dalton 8300 white steel insulated doors colonial design with center stockton windows.

Doors will be 9' wide and 8' high.

Doors will be equipped with lift master 1/2 horse power model 3280 remote openers with belt drives, safety devices and one wireless keypad.

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

18. Interior Trim and Doors

Doors- 2 panel hollow core molded style. First floor doors 7' tall, second floor sizes and swings per plan. Solid core doors for bedrooms, bathrooms, and laundry room.

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.
5 ¼" crown molding- in dining room, foyer, study, half bath, kitchen and family room, and in master bedroom. Shadow boxing in dining room and foyer. There will be wood beams with crown molding for the coffered ceiling in the family room.

One bench seat with cubbies will be provided in mudroom.

Office to have built in base cabinets, with upper shelving that will be painted the same color as the interior trim.

All closets will be custom made and field built with shelf and pole for bedrooms.

Single pole and shelf, double pole and shelf, and shelf and fixed multiple shelves for the master closet. The shelving will all be painted.

19. Interior and exterior door hardware

\$1,500 allowance including tax's installation, and delivery from Builder's supplier.

Locks- Schlage or similar

20. 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.

21. 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, and eggshell finish.

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.

22. Landscaping

Additional topsoil will be needed to achieve 4" and the allowance for this is included in the landscaping allowance. Landscaping, lawn, plantings, trees, mulch, labor, and design and walkways \$ 8,000.

Irrigation included for the front, and back yard.

Additional work will be considered extra. Requests for additional work must be in writing and submitted in a timely manner to be considered.

23. Driveway

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

24. Cleaning

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

25. Warranty

We recognize that our homes are organic creations as such, will move, settle, and shrink as a function of temperature and time. We strive to use the best materials as possible in the market place today. Any defects in workmanship or materials that will affect your use and enjoyment of the home we will rectify. However, minor imperfections and cosmetic flaws such as nail pops in the sheet rock are to be expected and are the responsibility of the owner. The statutory warranty for your home will be one year. During the period we will repair, or replace any significant malfunction in your home.

26. Allowance Schedule

The builder will provide the following allowances included in base price:

<u>Cabinets, counters & vanities</u>	\$ 34,000 materials/ labor. White birch vanity's for bathrooms 1-3 Granite counters for kitchen, cultured marble for bathrooms 1-3).
<u>Appliances</u>	\$7,500 is provided for appliances including gas cook-top, double oven, dishwasher, microwave, hood range, refrigerator and disposal
<u>Electrical fixtures</u>	\$ 3,500- excluding 20 recess lights \$125 dollars for additional 5" recessed can.
<u>Landscaping</u>	\$ 8,000. Lawn, plantings, trees, mulch, labor, and design and walkways.
<u>Carpet</u>	\$22.50/sq.yd allowance includes pad, tax and installation.
<u>Ceramic Tile</u>	\$10.00/ per sq. ft. including installation and taxes.
<u>Door Hardware</u>	\$1,500 including installation and taxes.
<u>Baths</u>	\$1,000 allowance for master bathroom shower door. \$1,500 allowance of for all bath mirrors to be mounted in custom built mirror frames.

Total base price

\$506,687

OWNER:

CONTRACTOR:

Poirier Homes LLC

By: _____