Poirier Homes

Quality Custom Homes and Designs

POIRIER HOMES LLC
HOME SPECIFICATIONS
6 DEER RIDGE ROAD
AVON, CT 06001

As of 3/4/09

1. **Building Pans, 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 50,000 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 septic system, underground water service, 1000 gallon underground propane tank, electric, cable and telephone from the street to the house.
   Any costs incurred with ledge removal will be considered and extra.

5. **Concrete**

   Footings- 12" X 24" 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 (5 Fireplaces)**

   2 flue chimney, 1 fireplace = 42" firebox – Dining room – 1 flue for furnace/hot water heater.
   2 flue chimney, 1 fireplace = 42" firebox- - Living room, and Library
   Hearths and surrounds to be slate, master bedroom heart and surrounds are white carrara marble.

2 flue chimney, 1 fireplace = 48" firebox – Family room- Liberty Hill Mosaic face up to ceiling, hearth to be bluestone.
Exterior of chimney to used brick.
All fireplaces will have a standard height custom designed wood mantel.

7. Flooring

Floor joists on first, second, and third floor Boise engineered flange 11 and 7/8" floor truss system 16" O.C.
Bridging – wood
Decking- ¾ " T & G Top Notch glued and nailed.
Underlayment- 3/8" CDX plywood in tile areas.
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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 ½" OSB.
Roof sheathing to be ¾" CDX plywood.
10'- 0" ceiling height first floor, 11'- 0 in Family room, 10'- 0" ceiling height second floor.

9. Roofing

Overhangs- cedar fascia fully ventilated.
Vapor barrier- Tri Flex 30.
Shingle- 14" x ¼ " Gray Green slate.
Ice and water membrane installed in all valleys and the eves.

10. Windows and Exterior Doors

All windows will be Jeldwin brilliant white aluminum clad, simulated divided light, with 7/8" grills, and low E- glass. 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 mahogany door with transom and sidelights.

11. Siding

Siding- Front, sides, and back of house all used brick.
Tyvek house wrap will be installed on all outside walls.
Outside trim to be finger-jointed cedar pre primed cedar, and will be installed according to plans.
Wood shutters for front elevation, with hardware with "S" hooks, painted
All eves except dormers will have continuous five inch half round copper gutters applied with hidden hangers.
Six inch copper 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 - Install 6 zone hydro air oil furnace with First Company air handlers, and American Standard 13 sear condensers.
All main trunk lines to be insulated metal duct work (with 4 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.

13. Plumbing

A rough plumbing system consisting of pex piping.
Drain, waste and vent PVC schedule 40 with cast iron drop lines.
80 gallon indirect gas hot water heater, all exhaust to be direct vent.
Exterior Faucets- Four frost proof with antisiphon mechanism.
Washer Dryer- Combination supply and waste system for washer.
Gas piping to the gas Viking range in kitchen, master bedroom, family room, dining room, living room and library 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- Kohler K-6546-4U under counter sink.
Kitchen faucet- Rhol R77V3PN
Pot filler- Rhol A1451XM
Wet bar- Rhol A1676LM single hole C-spout kitchen faucet, CS350 Hammered sink.
Range- SEE ELECTRICAL
Dishwasher- prepare sink for and install under counter.
Icemaker line installed to refrigerator by plumber.

Bath off kitchen

Toilet Kohler Memoirs elongated china 1.6 gallon or comparable.
Sink- Caxton undercounter lavatory (17”X14”).
Faucet- Rhol A14008LM C-spout widespread ($250 each).

Bath off Library

Toilet Kohler Memoirs elongated china 1.6 gallon or comparable.
Sink- Caxton K-2210 undercounter lavatory (17”X14”).
Faucet- Rhol A1808XM Hex spout widespread

Bathrooms 2, 3, and 4

Toilet Kohler Memoirs elongated china 1.6 gallon or comparable
Sink- Caxton K-2210 undercounter lavatory 17”X14”.
Faucet- Rhol A1408LM C-spout widespread
Rhol A1400LM Pressure balance trim without diverter
Rhol H08000 shower arm, and B100059 shower head
Tile shower- Tumbled Marble.

Bathrooms 5, and 6

Toilet Kohler Memoirs elongated china 1.6 gallon or comparable
Sink- Caxton K-2210 undercounter lavatory “17x14”.
Rhol A2400 LM pressure balanc trim with diverter.
Rhol A1408LM C-spout widespread
Rhol H08000 shower arm, and B100059 shower head.
Tub/Shower-Kohler K-505 white mendota cast iron tub with tile above tub walls.

Master Bath

Toilet- Kohler Memoirs elongated china 1.6 gallon or comparable.
Sink- - Caxton K-2210 undercounter lavatory "17x14"..
Faucet- Rhol A1408LP C-spout widespread porcelain levers
Tub- Kohler Vintage cast iron bath whirlpool.
Rhol- 4-hole deck mount C-spout tub filler with handshower.
Shower-(2) Rhol H08000 shower arms, (2) B100059 shower heads, (4) Kohler water tile body sprays, 1310 3-function handshower/hose/bar/outlet set. Frameless shower door- tile shower with seat

Laundry Room

One piece Corian integrated top.
Faucet- Kohler Devonshire K393-4 Polished Chrome

Other Mechanical Features

Completed Beam central vac system with power outlets and standard tool set.
Completed Gemeni 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- Decora 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 kitchen, family room, library, dining room, master bedroom, bedrooms 1-4, and third level and smurf tubing 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.
Copper lightning protection system with 25 air terminals, 7 ground electrodes, and 1 surge protector.
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 $ 7,500 allowance for all lighting fixtures.
93 4" recessed lights, and 14 5" recessed lights included by builder. Additional recess lights will be billed
$80 for a 4" recessed light. $65 for a 5" recessed light including labor.
Two bath fans and 5 bath/fan lights are included in base price.
Electrical outlets in baseboards throughout house

15. Insulation

WE ARE ENERGY STAR BUILDERS APPROVED BY NORTHEAST UTILITIES
Insulation- Formaldehyde/ free R-38 1st and 2nd floor ceiling. Between 2nd and 3rd floor R-19, all bedroom walls for sound R-11, garage walls R-19, garage ceiling R-38 with one inch high R, all knee walls and high wall R-21, and basement ceiling R-11.

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 white oak treads and stringers painted.

18. Flooring

Hardwood flooring to be number one select 5" white oak with three coats of polyurethane throughout entire house.
Library flooring is 7" American Walnut.
Tile on second floor baths, and laundry room.
Natural stone for master bath shower walls, floor, and whirlpool deck.

19. Garage Doors

Garage doors (4) 8' x 9' carriage house doors with an ogee edge with openers- refer to plans.
Doors will be equipped with remote openers, safety devices, one wireless keypad, and fingerprint sensor.
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- 6 panel Tru style TS3070 solid core molded style. First floor doors 8' tall, second floor sizes and swings per plan.
Baseboard: First floor 7 ½" poplar baseboard with overshoe molding. Second floor and third floor 7 ½" high with overshoe molding.
Casings: 4 ½" poplar door and window casings with back band. Windsor Prime FJ, windows to receive stool and apron.
Custom field built wide door casings and headpieces for foyer.
Crown molding- 4 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 library.
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. The shelving will all be painted.

21. Interior and exterior door hardware

Emtek 8100 classic knob with regular rosette

22. Baths and Accessories

Shower doors installed for master bathroom and baths 2, 3,4, and 5 and will chrome hardware and clear glass.
All bath mirrors to be mounted in custom built mirror frames.
The builder will provide the labor for the bath accessories installation, (towel bars, tissue holders etc.) and the buyer will provide the fixtures for installation.

23. Appliances

Kitchen

Viking 48" Dual fuel stainless steel range oven with griddle	VDSC-487-6GSS
Viking stainless steel pro liner for 48" built in hood	VBCV4838
Viking 1200CFM interior blower	VIV1200
Viking 48" full overlay side by side refrigerator	DFSB483
Viking 24" pro stainless under counter double drawer refrigerator	VURD140DSS
Viking 24" pro stainless under counter wine cellar	VUWC142LSS
Viking front warming drawer	DFWD101
Sharp 36" stainless steel microwave drawer	KB6025MS
Bosch integrated wood panel built in dishwasher.	SHV45M03UC
Insinkerator ¾ hp wall switch disposer	Essential

Butlers Pantry

Bosch integrated wood panel built in dishwasher.	SHV45M03UC
Viking 24" pro stainless under counter wine cellar	VUWC142LSS
Insinkerator ¾ hp wall switch disposer	Essential

24. 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 eight wall colors.
Colors chosen from Sherwin Williams, or Benjamin Moore standard color chart.

25. Basement

Unfinished, but will be roughed for a future full bathroom, and heating system oversized to accommodate future heating there.

26. 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.
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.

27. Driveway

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

28. Cleaning

The garage and basement will be broom swept. All interior will be professionally cleaned. All equipment and construction materials will be removed prior to occupancy.

29. Allowance Schedule

The builder will provide the following allowances:

Control 4 Home Automation system	$30,000
Electrical fixtures	$7,500 including bulbs, and taxes, and labor for installation
.	from builders supplier.

Total contract price **$4,500,000**

BUYER: **CONTRACTOR:**

_____ **Poirier Homes LLC**

_____ **By:**_____