

Poirier Homes LLC

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**Quality Custom
Homes and Designs**

**POIRIER HOMES LLC
HOME SPECIFICATIONS
7 Livingston road
CANTON, CT 06019**

As of 8/22/07

1. Building Plans, Site Plan

All approved by Town of Canton and to be provided by Contractor.
House price based on a 3,950 square foot home with five bedrooms, three and one half baths and a three car garage.

2. Permits

To be provided by Contractor.

3. Excavation

Contractor to excavate, back- fill foundation, install sewer line, water, gas, footing drains, grade site, install electric, cable and telephone from the street to the house.

4. Concrete

12"X 24" concrete footings 10 " concrete foundation walls to a height to accommodate a full cellar (9' finish slab to ceiling) 3000 psi. Garage floor 3500 psi with fiber mesh.

5. Chimney (1 Fireplaces)

2 flue chimney, 2 fireplaces = 42" firebox – In Family room, and in lower level.
Hearth to be bluestone.
Exterior of chimney to used brick.

6. Flooring

Floor joists on first and second floor Nordic spruce flange 9 and 7/8" floor truss system
16" O.C.
Bridging – wood
Decking- 3/4 " T & G Top Notch glued and nailed.
Underlayment- 3/8" CDX plywood in tile areas.

7. Patio

Family room deck 12 X 23 -2 X6 pressure treated deck.

8. Exterior Walls

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

Sheathing- ½" OSB plywood.

Siding- Pre primed cedar clapboard, with FJ pre primed trim. Front of house to receive crown molding detail above all windows as per plan.

Air infiltration barrier- Tyvek.

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, garage walls R-19, garage ceiling R-38 all knee walls and high wall R-21, and basement ceiling R-11.

Windows- Anderson 200 series with grills between the glass.

Screens- Full screens not installed until final cleanup.

Exterior Door- Therma-Tru, S-210 with sidelights and transom..

Locks- Emtek satin nickel egg knob model 8100.

Garage doors (3)8' x 9' raised panel steel insulated doors with openers- refer to plans.

9. Interior Finishes

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

Drywall- ½" gypsum with greenboard in moisture areas. All corners to be metal corner bead.

Doors- six-panel hollow core masonite with jambs/ closets –six panel hollow core masonite doors.

Trim-3 ½ Windsor Primed FJ. Windows to receive stool and apron. Baseboard to be 5 ½ Windsor FJ neck base in the four bedrooms, and 7 ½ neck base in master bedroom and throughout the house

Stairs- White oak treads with poplar risers- basement stairs to be pine.

Crown molding- in dining room, living room, foyer, library, kitchen and family room in master bedroom, and master bathroom.

Shadow boxing in dining room & foyer/ chair rail in living room

10. Roof

Sheathing- ½" OSB plywood.

Overhangs- cedar fascia fully ventilated.

Vapor barrier- 15# Felt paper

Shingle- 30 year Elk "Prestique II" architectural shingles.

11. Plumbing & Heating

HVAC- Install 2 zone hydro air system with First Company air handles, and American Standard 13 sear condensers. All main trunk lines to be insulated metal duct work (with 1 humidifiers)..

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

Drain, waste and vent- PVC schedule 40,

Exterior Faucets- Two frost proof with anti-siphon mechanism.

Washer Dryer- Combination supply and waste system for washer.

Gas line connection for grill on deck.

All venting for cook top, bath fans, and dryer.

All faucets, drains, and levers to be polished chrome.

All fixtures to be Kohler white china.

Kitchen Fixtures

Kitchen sink- Kohler K3355 under counter sink.
Kitchen faucet- Kohler Fairfax K12177

Powder Room

Toilet Kohler Devonshire K3457 white
Pedestal Kohler Devonshire K2286 white
Faucet- K394-4 Polished Chrome

Mud room Bath

Toilet Kohler Devonshire K3457 white
Pedestal Kohler Devonshire K2286 white
Faucet- K394-4 Polished Chrome

Bathrooms 2, 3, and 4

Toilet Kohler Devonshire K3457 white
Sink- Cultured Marble one piece tops
Faucet- Kohler Devonshire K393-4 Polished Chrome
Shower Kohler Devonshire KT395-4 Polished Chrome
Tub/Shower Unit (Kohler Lakewood white)

Master Bath

Toilet- Kohler Devonshire K3457 white
Sink- Cultured Marble one piece tops
Faucet- Kohler Devonshire K394-4 Polished Chrome
Tub- Kohler Overture whirlpool
Shower – Tiled shower see allowance
Shower fixture-Devonshire KT396-4 Polished Chrome
Deck mount- Kohler Devonshire KT3984 K300K Polished Chrome

Laundry Room

Cultured marble one piece top.
Faucet- Kohler Devonshire K393-4 Polished Chrome

12. Electrical

Service- 200 AMP main 30 circuit Homeline panel, 120/240 volt, single phase, three wire systems.
Smoke Detectors- AC/DC smoke and fire each floor and each bedroom interconnected.
Plugs/Switches- white standard toggle switches.
Range- 220 volt receptacle, wiring all standard appliances.
Telephone- all bedrooms, kitchen, family room, and library. (CAT 5).
Cable- all bedrooms, kitchen, family room for plasma t.v. above fireplace, and library (RG 6).
Exterior outlets- 2 GFCI for exterior and basement.
Family room and master bedroom pre wired for 5.1 surround sound.
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.
33 5" recessed lights included by builder.
Wire for two flood lights and one lamppost.
Electrical outlets in baseboards of living room, dining room, and family room.

13. Painting

Interior Trim- All trim has received 2 coats of Benjamin Moore white dove satin finish (oil base).
Interior walls and ceiling have received one coat primer and two coats of Benjamin Moore white sands flat latex paint.
Exterior Siding- Has been pre primed with two coats of Cabot's cinder color stain.
Exterior trim-Is pre primed with two coats of Benjamin Moore white dove paint.
Garage walls, and ceilings primed white.

14. Inclusions

Kitchen Cabinets are white birch cabinet's hazelnut color, with a hazelnut glaze. White birch vanity's white dove color for bathrooms 1-4 and laundry room. Granite counters for kitchen, cultured marble for bathrooms 1-3, and laundry room.
Electrical fixtures- \$ 3,500- excluding 33 recess lights and under cabinet lights in the kitchen.
Closets- Custom made shelves and closet pole for all walk in closets, and pantry.
Landscaping: lawn, plantings, mulch, 1 lamp post, 1 mailbox post, front walkways. Irrigation system for lawn areas adjacent to street, and back yard.
Driveway- bituminous from street to garage.
Aluminum seamless gutters and downspouts provided all with gutter drains which are all connected with 5 inch pvc pipe that drain off the property..
Rough in for security system and central vacuum to be supplied by builder.
Appliances- Dacor commercial grade (already purchased).
Flooring-Provide a 2 1/4" select number one white oak on entire first floor, and upstairs hall way. All hardwood floors shall be sanded and finished with three coats of polyurethane.
Carpet: To be provided in four other bedrooms. A \$25.00/sq.yd allowance includes pad, tax and installation.
Tile flooring: All tile is selected and installed in laundry room, three second floor bathrooms, and master bathroom.

Total contract price \$850,000

BUYER:

CONTRACTOR:

POIRIER HOMES LLC

By: _____

