

Poirier Homes



Quality Custom Homes and Designs

**POIRIER HOMES LLC
HOME SPECIFICATIONS
49 DEERCLIFF RD
AVON, CT 06001**

As of 4/8/08

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 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- 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, 1 fireplace = 42" firebox – Dining room – 1 flue for furnace/hot water heater.
1 flue chimney, 1 fireplace = 48" firebox – Family room- Hearth to be bluestone.
Exterior of chimney to used brick.

Study will have Lenox MDP 3530 direct vent gas fireplace with a flush hearth and a surround of granite or marble tile. The tile work for the study, living room, and family fireplaces 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- 3/4 "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 1/2" OSB.

Roof sheathing to be 1/2" CDX plywood.

10'- 0" ceiling height first floor, 9'- 0" ceiling height second floor.

9. Roofing

Overhangs- cedar fascia fully ventilated.

Western red cedar shingles.

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 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 fir door, with SDL sidelights, transom, and an adjustable aluminum oak sill.

11. Siding

Siding- Front of house to have Connecticut fieldstone as per plan, rest of the house to be finger-jointed cedar pre primed clapboard

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 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 13 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.

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.
Rough in future plumbing for full bath in third floor area.
Oversized air handler for future finishing of third floor for heating and cooling zones.
Gas piping to the 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 under counter sink.
Kitchen faucet- Kohler Fairfax K12177
Pot filler- Danze D20557ss satin nickel

Powder Room

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

Bathrooms 2 and 3

Toilet Kohler Devonshire K3457 white
Sink- Kohler Caxton K-2210 white undermount sinks.
Faucet- Kohler Devonshire K393-4 Polished Chrome
Shower Kohler Devonshire KT395-4 Polished Chrome
Tub- Kohler K-715/6 Villager white cast iron tub

Bathroom 4

Toilet Kohler Devonshire K3457 white
Sink- Kohler Caxton K-2210 white undermount sinks.
Faucet- Kohler Devonshire K393-4 Polished Chrome
Shower Kohler Devonshire KT395-4 Polished Chrome
Tile shower.

Master Bath

Toilet- Kohler Devonshire K3457 white
Counter tops- Granite see allowance.
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

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 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, 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 \$ 10,000 allowance for all lighting fixtures.
50 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

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 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 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.

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 8' 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.

The master closet has an allowance of \$5,000 for closet shelving. This allowance will utilize three design elements. Single pole and shelf, double pole and shelf, and shelf and fixed multiple shelves. All closets will be custom made and field built. The shelving will all be painted.

21. Interior and exterior door hardware

\$3,000 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.

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. 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

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

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, sodding and seeding of the lawn is \$40,000.

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. All equipment and construction materials will be removed prior to occupancy.

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	\$60,000 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	\$8,500 including bulbs, and taxes, and labor for installation from builders supplier.
Door Hardware	\$3,000 including installation and taxes.
Closets	\$5,000 for custom closet design and installation.
Baths and accessories	\$2,500 including taxes and installation.
Landscaping	\$40,000 including top soil, irrigation, plantings, lawn installation, front walkway, and backyard patio.

Total contract price **\$2,550,000**

BUYER:

CONTRACTOR:

Poirier Homes LLC

By: _____

