

Poirier Homes LLC

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**Quality Custom
Homes and Designs**

OSMOLSKI HOME SPECIFICATIONS

**34 Bart Drive
CANTON, CT 06019**

As of 10/17/06

1. Building Plans, Site Plan

All approved by Town of Canton and to be provided by Contractor.
House price based on a 3,500 square foot home with four 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 (8' finish slab to ceiling) 3000 psi. Garage floor 3500 psi with fiber mesh.

5. Chimney (1 Fireplaces)

2 flue chimney, 1 fireplace = 42" firebox – In Family room.
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 Advantech glued and nailed.
Underlayment- 3/8" CDX plywood in tile areas.

7. Patio

Family room deck 14 X 16 -2 X 6 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.

Insulation- Formaldehyde/ free R-301st 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-30 all knee walls and high wall R-19, and basement ceiling R-11.

Windows- Anderson 200 series with interspaced grills.

Screens- Full screens not installed until final cleanup.

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

Locks- Emtek or similar (\$1,500 allowance.)

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. First and second floor height is nine feet.

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- Windsor Prime FJ, windows to receive stool and apron.

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

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

Shadow boxing in dining room and foyer, chair rail in living room

10. Roof

Sheathing- ½" CDX 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)..

120-gallon indirect 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. In garage hot and cold water spigot and sink.

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
Pot filler- Chicago 515-241 chrome

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- 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 decora 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, and library (RG 6).

Exterior outlets- 2 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.
25 5" recessed lights included by builder.
Wire for two flood lights and one lamppost.
Electrical outlets in baseboards of living room, dining room, library, and family room.

13. Painting

Interior Trim- receive 2 coats of 1 color trim satin finish (oil base).
Interior walls and ceiling to receive one coat primer and two coats of flat latex with a choice of up to three wall colors.
Exterior Siding- To be pre primed with two coats of semi gloss latex.
Exterior trim-To be pre primed with two coats of a solid body stain
Garage walls to be primed white.
Colors chosen from Sherwin Williams, or Benjamin Moore standard color chart.

14. Allowances & Inclusions (materials/labor)

Cabinets, counters & vanities- \$ 35,000 materials/ labor. White birch vanity's for bathrooms 1-3
Granite counters for kitchen, cultured marble for bathrooms 1-3).
Electrical fixtures- \$ 3,500- excluding 25 recess lights and under cabinet lights in the kitchen.
Closets- \$ 1,000 allowance for walk in closets, and pantry.
Landscaping, lawn, plantings, trees, mulch, labor, and design and walkways- \$ 7,500.
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- An allowance of 7,500 is provided for appliances including gas cook-top, double oven, dishwasher, wine chiller, hood range and refrigerator.
Flooring-Provide a 3 1/4" 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: To be provided in the laundry room, lower level bathroom, three second floor bathrooms. A \$3.50 sq ft tile allowance includes grout, tax and builder to provide installation.
Master bathroom tile allowance \$5.50 with grout, tax and builder to provide installation.

Total contract price \$800,000

BUYER:

CONTRACTOR:

POIRIER HOMES LLC

By: _____

