

Poirier Homes



Custom Homes & Designs

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HOME SPECIFICATIONS
Beckstead Residence
55 Bart Drive
Canton CT 06019

As of 9-20-11

1. Building Plans, Site Plan

All approved by Town of Canton and to be provided by Contractor. House price based on a 4,915 square foot home with six bedrooms, and four and one half baths and a three car garage. This will include a finished third floor with a bedroom, playroom and a full bathroom. The lower level will be roughed for a full bathroom, and a gas line will be roughed for a future gas fireplace insert.

2. Permits

To be provided by Contractor.

3. Clearing

All tree clearing as been done at the site. The trees that are on the property are in conservation area and cannot be taken down.

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 sewer, underground water service, natural gas, 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. We will install a perimeter pipe on the inside of the basement floor that can be used as a future sump pump. There also will be an area in the floor for a future pump for the bathroom.

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 (1 Fireplace)

1 flue chimney, 1 fireplace = 42" firebox – Family room.

Hearth to be bluestone surround to be faux stone. Fireplace to be roughed for natural gas insert

Exterior of chimney to be used brick.

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- ¾ "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 7/16" Huber zip system .

Roof sheathing to be ½" CDX plywood.

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

9. Roofing

Overhangs- cedar fascia fully ventilated.

Certainteed "Landmark Woodscape" asphalt shingles, 15 lb. felt paper underneath shingles. Thirty year manufacturer's warranty.

Ice and water membrane installed in all valleys and the eaves.

10. Windows and Exterior Doors

All windows will be Anderson 200 series with interspaced grills. 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.

11. Siding

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

Deck- There will be a 12x22 deck off the breakfast room. Frame of deck to be pressure treated material. Decking material to be Evergrain composite with hidden fasteners, and railing to be pressure treated posts and spindles painted. We will install weed fabric and washed stone underneath deck area.

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.

12. Heating, Ventilation and Air Conditioning

HVAC- Install 3 zone hydro air system with First Company air handlers, and Rudd 14.5 sear condensers. All main trunk lines to be insulated metal duct work (with 1 humidifiers) There will be 3 supply registers in the basement main trunk line working off the first floor zone for heat there.

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.

We will install a natural gas Modine heater on a separate zone in the garage.

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

Powder Room

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

Bathrooms 2, 4

Toilet Kohler Devonshire K3837 white
Sink- Cultured Marble one piece tops
Faucet- Kohler Devonshire K393-4 brushed nickel
Shower Kohler Devonshire KT395-4 brushed nickel
2 Tub/Shower Units (Sterling 71220120) white

Bathroom 3 Jack and Jill

Toilet Kohler Devonshire K3837 white
Sink- Cultured Marble one piece tops
Faucet- Kohler Devonshire K393-4 brushed nickel
Shower- Tiled shower see allowance
Shower Kohler Devonshire KT395-4 brushed nickel

Master Bath

Toilet- Kohler Devonshire K3837 white
Sink- Cultured Marble one piece tops
Faucet- Kohler Devonshire K394-4 brushed nickel
Tub- Kohler K1131 6' whirlpool
Shower – Tiled shower see allowance
Shower fixture-Devonshire KT396-4 brushed nickel
Deck mount- Kohler Devonshire KT3984 K300K brushed nickel

Laundry room

Cultured marble one piece top.

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

14. 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 (decora 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, and office (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.

25 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, library, family room and Foyer.

We will rough for a future generator and provide a 50 AMP panel for future automatic transfer switch.

15. Insulation

WE ARE ENERGY STAR BUILDERS APPROVED BY NORTHEAST UTILITIES

Insulation- Formaldehyde/ free, exterior walls R-21, 2nd floor ceiling R-40, basement ceiling, R-19, garage walls R-19, garage ceiling R-38 with 1" Hi R, Laundry & Bath walls R-13 for sound.

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

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.

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 3 ¼" white oak with three coats of polyurethane. Areas covered to be living room, dining room, foyer, family room, kitchen, office, and upstairs hall. Mudroom and half bath area to be ceramic tile.

Ceramic tile on master bath shower walls, floor, and whirlpool deck, second floor baths, and laundry room.

All bedrooms and third floor area to be carpet.

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 garage to have 6 outlets, and one outlet will be dedicated circuit for freezer

20. Interior Trim and Doors

Doors- 2 panel hollow core molded style. First floor doors 7' 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.

5 ¼" crown molding- in dining room, living room, foyer, office, half bath, kitchen and family room, and in master bedroom. Shadow boxing in dining room and foyer, chair rail in living room

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

21. Interior and exterior door hardware

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

Locks- Schlage or similar

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.

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. 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.

25. Driveway

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

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

26. Allowance Schedule

The builder will provide the following allowances:

Cabinets, counters & vanities \$ 34,000 materials/ labor. White birch vanity's for bathrooms 1-4 Granite counters for kitchen, cultured marble for bathrooms 1-3).

Appliances \$7,500 is provided for appliances including gas cook-top, double oven, dishwasher, microwave, hood range, refrigerator and disposal

Electrical fixtures \$ 3,500- excluding 25 recess lights and under cabinet lights in the kitchen. \$125 dollars for additional 5" recessed can.

Landscaping \$ 8,000.
Lawn, plantings, trees, mulch, labor, and design and walkways.

Carpet \$22.50/sq.yd allowance includes pad, tax and installation.

Ceramic Tile \$10.00/ per sq. ft. including installation and taxes.

Door Hardware \$1,500 including installation and taxes.

Baths \$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 contract price

\$859,450.00

BUYER:

CONTRACTOR:

Poirier Homes LLC

By: _____