

State License #0009965

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Poirier Homes, LLC

Custom Residential Building



HOME SPECIFICATIONS

58 Stratford Crossing
Avon CT 06001

As of 10-3-16

1. **Building Plans, Site Plan**

All approved by Town of Avon and to be provided by Contractor. House price based on a 3,707 square foot home with 4 bedrooms, and three and one half baths and a three car garage.

Permits

To be provided by Contractor.

2. **Excavation**

Contractor to excavate, back- fill foundation, install footing drains.

Waterproofing: Waterproof foundation with Delta MS membrane

Top soil within the cleared area will be striped and piled on site for final grading.

Install sewer, natural gas line, electric, cable and telephone from the street to the house.

This contract is based on the assumption that normal subsurface soil conditions prevail. In the event that bedrock, large boulders in excess of two cubic yards or other unsuitable soil conditions are found on the lot, the costs to remedy these conditions will be the responsibility of the owner. Any additional fill required will be provided at a cost of \$20.00 Per cubic yard in place. Any costs incurred with ledge removal will be considered and extra.

3. 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.

4. Fireplace

Direct vent gas fireplace with 8" tile surround and hearth.

Fireplace to receive a standard height custom designed wood mantel.

5. Flooring

Floor joists to be engineered wood I- joists sized for proper loading meeting local building codes.

Decking- ¾" T & G Advantech glued and nailed.

Underlayment- 3/8" CDX plywood in tile areas.

6. 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.

7. Roofing

Overhangs- pvc fascia fully ventilated.

GAF Timberline Prestique asphalt shingles, 15 lb. felt paper underneath shingles.

Fifty year manufacturer's warranty.

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

8. Windows and Exterior Doors

Jeldwin white vinyl double hung, low maintenance windows with low E thermal pane sash and grill between the glass. Tilt in sash's full screen.

Exterior doors will be steel insulated (R-14) at the garage and will have an

adjustable sill.

The front door will be a Therma-Tru door, with sidelights, transom, and an adjustable aluminum sill.

9. Siding

Siding- Vinyl wood grain clapboard color harbor grey with 4" exposure. 6" white vinyl corner boards on front of house, 4" corner boards for remainder of house. 3 ½" white vinyl casing around garage doors. Soffits to be white vinyl. Fascia, rakes, garage door trim to be wrapped with white aluminum.

Vinyl blacks shutters for front elevation according to plan..

12' X 15' deck off breakfast area. Frame of deck to be pressure treated lumber and decking to be Trex pebble gray color with invisible fastening system. Railing to be pvc titan pro railing system

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.

10. Heating, Ventilation and Air Conditioning

High efficiency 95% Navian NCB-240 199,000 BTU natural gas combination condensing hydro air boiler on demand hot water heater. 2 2.5 ton ADP air handlers, 2 American Standard 16 seer 4A7A6061J1000A condensers for central air conditioning, whole house humidification. Humidifier installed on basement furnace only.

Metal insulated duct work to be sized by HVAC contractor in accordance to building code.

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. 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.

11. Plumbing

A rough plumbing system consisting of pex piping.

Drain, waste and vent PVC schedule 40.

Exterior Faucets- Two frost proof with antisiphon mechanism.

Washer Dryer- Combination supply and waste system for washer.

Gas piping to the furnaces, water heater, gas cook top in kitchen, and grill on back yard deck.

Finish includes the installation of all fixtures as listed, or equal in value.

All fixtures to be Kohler white china.

Kitchen Fixtures

Kitchen sink- Sterling 11600 stainless steel under mount sink.

Kitchen faucet- Kohler K12177 chrome single lever faucet.

Powder Room

Toilet Sterling 402215 white elongated

Faucet- Kohler coralais K152614 8" center set chrome

Master Bath

Toilet- Sterling 402215 white elongated

Sink- Undermount for granite

Faucet- Kohler coralais K152614 8" center set chrome

Shower - Tiled shower

Shower fixture-Kohler KP156114 chrome

Tub – 71" Avon pedestal tub with deck mount chrome telephone faucet and hand

Shower

Bathroom 2

Toilet- Kohler Sterling 402215 white elongated

Sink- Cultured Marble one piece tops

Faucet- Kohler K152614 8" center set chrome

Shower- Aquatic 2603SG white 5' fiberglass shower unit

Shower fixture-Kohler KP156114 chrome

Bathroom 3

Toilet- Kohler Sterling 402215 white elongated

Sink- Cultured Marble one piece tops

Faucet- Kohler K152614 8" center set chrome

Shower- Aquatic 2603SG white 5' fiberglass shower unit

Shower fixture- Kohler KP156114 chrome

Cultured marble one piece top.

Faucet- Kohler K152754 coralais chrome

12. Electrical

Service- 200 AMP main 30 circuit Home line panel.

Smoke Detectors- AC/DC smoke and fire each floor and each bedroom interconnected.

Plugs/Switches- white (standard type switch).

Range- 220 volt receptacle

Telephone- family room and office. (CAT 5). Service connection by others.

Cable- all bedrooms, kitchen, family room, and office (RG 6). Service connection by others. Pre wired for surround sound in ceiling speakers 5 total family 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.

23 5" recessed lights included by builder. Additional recess lights will be billed at \$125 for a 5" recessed light including labor.

There is a \$3,000 allowance for all lighting fixtures.

One bath fan 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, office, family room and foyer.

13. Insulation

Insulation- Energy Star certified house including HERs rater.

Basement slab edge has 2" foam board installed. Exterior walls R-24 open cell spray foam. 2nd floor ceiling R-49, 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.

14. 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.

15. Stairs

Main stairs to be built with white oak treads, red oak railing and newel posts,

painted balusters, risers, and stringers. Stairs to basement to be pine risers and stringers painted.

16. Flooring

Hardwood flooring to be number one select 3 ¼" white oak with three coats of polyurethane. Areas covered to be dining room, foyer, family room, kitchen, office, and upstairs hall. Ceramic tile on master bath shower walls, floor, second floor baths, and laundry room. All bedrooms to be carpet.

17. Garage Doors

Three Wayne Dalton model 9600 white steel R-11 insulated doors with ranch design, and Stockton 1 windows. Doors will be 9' wide and 8' high.

Doors will be equipped with Genie model 3024 3/4 horse power model 3280 remote openers with belt drives, safety devices and one wireless keypad.

The entire garage will be sheet rocked, trimmed and painted with one coat of paint.

18. Interior Trim and Doors

Doors- 2 panel hollow core molded style. First floor doors 7' tall, second floor sizes and swings per plan. Office to have one set of double french doors with transom above near foyer and one single french door with transom above near family room as shown per plan. Solid core doors for bedrooms, bathrooms, and laundry room.

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.

Crown molding where applicable from finish schedule. Shadow boxing in dining room and foyer. Coffered ceiling in family room, office and drop soffit over kitchen island.

One bench seat with cubbies will be provided in mudroom.

All closets will be custom made and field built with shelf and pole for bedrooms.

Single pole and shelf, double pole and shelf, and fixed shoe shelves for the master closet. The shelving will all be painted.

19. Interior and exterior door hardware

All lock sets to be satin nickel. Front door to be Schlage Plymouth style entry handle set, all other entry doors to be Schlage key in know style. Interior lock sets to be satin nickel Schlage Plymouth style, privacy locks on all bathroom, bedroom doors. Passage on all remaining doors. All necessary door stops provided.

20. Kitchen Cabinets, vanities, and counter tops

Kitchen counter tops to be level one granite with 4" backsplash.
Cabinetry hardware to be level one hardware.

21. Mirrors and shower doors

All bathroom vanities will have a custom framed mirror the width of the vanity excluding powder room. The master shower will receive a satin nickel frame and clear glass door.

22. Painting

All metal and fiberglass exterior doors to receive two coats of paint. Front door painted to match shutters. All metal and exterior doors to be painted white.
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, and eggshell finish.

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.

23. Landscaping

42" wide paver walkway from the front door to driveway. Mailbox and mailbox post.
Plants in mulched bed on front elevation only. All disturbed areas to be finished in lawn, or returned to naturalized look. Irrigation system included for front, back and side yard lawn area. Lawn areas to be top soiled with native topsoil, raked, hand seeded or hydroseeded.

24. Driveway

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

25. Cleaning

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

26. Warranty

We recognize that our homes are organic creations as such, will move, settle, and shrink as a function as a function of temperature and time. We strive to use the best materials as possible in the market place today. Any defects in workmanship or

Total base price

\$789,500

BUYER:

CONTRACTOR:

Poirier Homes LLC
