

Poirier Homes



Custom Homes & Designs

www.poirierhomes.com

1 Old Mountain Road Farmington, CT 06032

(860) 209-1158 phone (860)777-2292 fax

HOME SPECIFICATIONS ABBOTT RESIDENCE 10 TASKERS POND

1. Building Plans, Site Plan

All approved by Town Of Farmington and to be provided by Contractor.
House price based on a 4,400 square foot home with four bedrooms, and three and one half baths and a three car garage. An additional 800 square feet of space which will include a full bathroom, exercise room, craft room, and recreation room.

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 easement 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, 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 \$14.00 Per cubic yard in place. 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. 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 liberty 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 Advantech glued and nailed.

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

8. Exterior Walls

Sill plate to be 2' X 6' 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 Modern View 200 series with simulated divided light. White interior and white exterior windows per plan. 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 vanilla white color. Outside trim to be finger-jointed cedar pre primed cedar. Front of the house to receive crown molding detail according to plan.

As per plan front section of house by front entry, and skirt on front will be liberty stone.

Deck- There will be a 20 X 22 patio off the breakfast room. Allowance for this is in landscaping.

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)

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 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- Elkay ELU2816 under counter sink.
Kitchen faucet- Kohler Fairfax K12177

Powder Room

Toilet Kohler Devonshire K3837 white
Sink- White under mount
Faucet- Kohler Devonshire K394-4 brushed nickel

Bathroom 2

Toilet Kohler Devonshire K3837 white
Sink- White under mount
Faucet- Kohler Devonshire K393-4 brushed nickel
Shower- Tiled shower see allowance
Shower Kohler Devonshire KT395-4 brushed nickel

Bathroom 3

Toilet Kohler Devonshire K3837 white
Sink- White under mount
Faucet- Kohler Devonshire K393-4 brushed nickel
Shower- Tiled shower see allowance
Shower Kohler Devonshire KT395-4 brushed nickel

Lower level bath

Toilet Kohler Devonshire K3837 white
Sink- White under mount
Faucet- Kohler Devonshire K393-4 brushed nickel
Tub/Shower Units (Sterling 71220120) white
Shower Kohler Devonshire KT395-4 brushed nickel

Master Bath

Toilet- Kohler Devonshire K3837 white
Sink- White under mount
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 (standard type switch).
Range- 220 volt receptacle
Telephone- all bedrooms, kitchen, family room, library, and rec room. (CAT 5). Service connection by others.
Cable- all bedrooms, kitchen, family room, office, exercise room, and rec room (RG 6). Service connection by others.
Surround sound- Pre wiring for speakers for 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.
There is a \$5,000 allowance for all lighting fixtures.
37 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.

A 20 KW Generac natural gas whole house generator with 200 amp automatic transfer switch included in base price

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, white oak railing and newel posts, wrought iron balusters, risers, and stringers. Mud room stairs to be white oak treads, white oak railing and newel posts, painted balusters

Stairs to basement to be pine risers and stringers painted.

18. Flooring

Hardwood flooring to be number one select 2 ¼" white oak with three coats of polyurethane. Areas covered to be living room, dining room, foyer, mudroom. family room, kitchen, study, and upstairs hall. Ceramic tile on all bathroom floors, and laundry room floor. Ceramic tile on master shower walls, and second floor shower baths, and kitchen backsplash. All bedrooms to be carpet, and lower level rec room. Rubber flooring in exercise room. See allowance schedule for carpet, ceramic tile, and rubber flooring allowances.

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.

20. Interior Trim and Doors

Doors- 2 panel solid core molded style. First floor doors 7' tall, second floor sizes and swings per plan.
Baseboard: First floor 5 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.
Locker style 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.
There will be a high security wall safe built into the wall in the master closet.

21. Interior and exterior door hardware

\$2,500 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 \$ 17,500.

Irrigation included for the front, and back yard.

For the back yard area we included 500 sq. ft of pavers for a patio area with a outdoor paver fireplace, a 170 sq ft bar wired with outlets, and a granite counter top.

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. Warranty

We recognize that our homes are organic creations as such, will move, settle, and shrink 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 materials that will affect your use and enjoyment of the home we will rectify. However, minor imperfections and cosmetic flaws such as nail pops in the sheet rock are to be expected and are the responsibility of the owner. The statutory warranty for your home will be one year. During the period we will repair, or replace any significant malfunction in your home.

27 Allowance Schedule

The builder will provide the following allowances:

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

Appliances \$8,000 is provided for appliances including gas cook-top, double oven, dishwasher, microwave, hood range, refrigerator and disposal

Electrical fixtures \$ 5,0000- excluding 37 recess lights and under cabinet lights in the kitchen. \$125 dollars for additional 5" recessed can.

Landscaping \$ 17,500.
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 \$2,500 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

\$1,099,550.00

BUYER:

CONTRACTOR:

Poirier Homes LLC

By: _____