

Lot 1 Adirondack Trail, Easton, CT

General Specifications

1. General Conditions

- 1.1 Contractor will furnish all labor and materials necessary for full completion of the home, per attached plan, at Lot 1 Adirondack Trail, Easton, CT.
- 1.2 All work is to conform to Town and State building codes. The Builder shall pay the cost of the Building Permit and any other permits required by regulatory agencies for the construction of the home. Pool permits are not included in the price of the home.
- 1.3 All framing details will be included in a full set of construction plans that will be included with the contract.
- 1.4 At the completion of the work, the Builder shall leave the home “broom clean”, windows washed and all debris removed from the house and site.

2. Site Work, Driveway, Landscaping

- 2.1 Site Work – Excavations shall be determined by the Builder to provide for foundation installation. Backfill, including grading for the driveway is included. The Builder will provide site clearing and stump removal needed for the construction of the house, driveway, utility lines and access by cement mixers. Additional trees identified by the Buyer, after the Builder has cleared the lot, can be removed at an additional cost to the Buyer. The Builder reserves the right to grade the property as the topography permits. Yard shall be a minimum of 30 feet on each side, a minimum of 50 feet in the front and a minimum of 50 feet in the rear of the house. On an individual lot basis, the 30 feet and 50 feet setbacks may be less, if the conservation areas are closer to the home. *No designated Wetlands and/or Conservation Areas will be disturbed.*
- 2.2 Utilities – Installation of underground utilities are included. Normal connections to underground electrical service, city water, telephone and cable television are included. The Buyer is responsible for having utilities turned on.
- 2.3 Driveway – Paved
- 2.4 Landscaping – All disturbed areas will be graded and seeded. A shrubbery allowance of \$5,000 will be provided, to include material, installation and taxes.

3. Foundation and Concrete

- 3.1 Foundations – To be installed per construction plans.
- 3.2 Footing drains provided to State and local codes.
- 3.3 Garage and basement floors to be concrete, trowel finished.
- 3.4 All concrete slabs are to be 4” thick, with 4” to 6” of crushed stone placed underneath for drainage.

4. Moisture Protection

- 4.1 Foundation walls and footings – A coat of waterproofing shall be applied to all foundation walls.
- 4.2 Foundation form tie rods shall be broken off and sealed, on the outside walls, with waterproofing cement, prior to waterproofing.

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- 4.3 Gutters and leaders shall be seamless aluminum, baked enamel finish.
- 4.4 Chimney flashing to be copper.

5. Insulation and Ventilation

- 5.1 House shall be insulated as follows:
 - Walls R13
 - Ceilings R30
 - Garage R30
 - Basement Ceiling R11
- 5.2 Roof ridge vents and soffit vents are included.
- 5.3 Tyvek™ House Wrap provided.

6. Masonry

- 6.1 One (1) chimney and One (1) fireplace to be provided. Family room will be stone-faced to approximately mantel height **OR** brick, floor-to-ceiling. Choice of **native stone** with material allowance of \$200 per ton **OR brick** with material allowance \$0.32 per brick. Additional cost to Buyer for other than native stone.
- 6.2 Exterior front steps to be brick with blue stone cap.

7. Metals

- 7.1 Builder to provide steel columns for basement beam supports. Columns shall be installed on the concrete footings, locations as depicted on the house plans.
- 7.2 Builder shall provide black wrought iron railings on front door stair risers for three (3) or more risers.

8. Carpentry

- 8.1 Framing – All framing shall be 2' x 4'.
- 8.2 Roof decking shall be ½" CDX plywood.
- 8.3 Wall sheathing shall be ½" CDX plywood.
- 8.4 Sub-flooring to be ¾" plywood, nailed and glued.
- 8.5 Exterior siding shall be clapboard.

9. Roofing

- 9.1 Asphalt roofing shingles to be provided by builder, with a minimum of a 30 year warranty

10. Drywall

- 10.1 All interior walls and ceilings will be covered with ½" sheetrock and three (3) coats of taping compound.
- 10.2 Garage ceiling and walls to be 5/8" sheetrock with three (3) coats of taping compound.

11. Windows, Doors, Staircases and Millwork

- 11.1 Windows to be double-pane, double-hung with screens and grilles.
- 11.2 Front Door –Therma-Tru® Fiberglass Door System which includes the door, frame, transom and sidelights **OR** \$1,000 allowance. Other exterior door(s) to be steel.

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- 11.3 Interior doors to be solid six-panel composition with a smooth finish. French doors to be provided where house plans dictate or they can be added at an additional cost to the Buyer.
- 11.4 Staircase – Treads, landing, post and railings to be oak. Risers, stringers and balusters shall be poplar or pine.
- 11.5 Hardware to be lever-type door handles. Buyer to choose from Builder's selection.
- 11.6 Front door to have Schlage or Westlock hardware, or equivalent. Buyer to choose from Builder's selection.
- 11.7 Three (3) 9' x 8' garage doors and three (3) garage door openers are provided.
- 11.8 Interior trim to be 3½" Windsor casing and 7 1/4" baseboard.
- 11.9 Crown molding to be provided in the living room, dining room and library/study (if applicable). Crown molding will also be provided in foyers that are one-story. Crown moldings will be 4 ½ inches in the living room, library/study (if applicable). Crown moldings in dining room will be 3 ½ inches due to double tray ceiling (if applicable).
- 11.10 Chair rail will be provided in the dining room.
- 11.11 Double tray ceiling and molding in dining room.
- 11.12 Unless otherwise specified in the plans, all first floor ceilings will be 9' and second floor ceilings will be 8' with the exception of vaulted ceilings.
- 11.13 Closet Interiors – All bedroom closets, linen closets, entry hall closet(s), and laundry room shall have vinyl-coated wire shelving provided by and installed by the Builder.

12. Electrical

- 12.1 200 amp underground service and a circuit breaker panel box shall be provided. All wiring will be done according to State and local codes.
- 12.2 All receptacles and switches will be grounded.
- 12.3 Ample outlets shall be provided in each room in accordance with code requirements.
- 12.4 The Builder shall provide an electrical fixture allowance in the amount of \$5,000 including taxes, to the Buyer.
- 12.5 All fixtures including interior and exterior lights and bulbs are to be selected and purchased by the Buyer and installed by the Builder. This does not include the 40 recessed lights that are included in the price of the house. **Please Note:** An additional charge will be incurred by the Buyer if all lighting fixtures are not delivered to and installed in the house prior to the closing.
- 12.6 Two (2) doorbells are provided; one at the front door and one at the rear door. Bells and transformer are included in electrical allowance.
- 12.7 Two (2) exterior Ground Fault Interrupters will be provided; one in the front of the house and one in the rear.
- 12.8 Two (2) exterior spotlights are wired in rear of house; fixtures are included in electrical allowance.
- 12.9 Eight (8) phone jacks to be provided.
- 12.10 Eight (8) TV jacks to be provided.
- 12.11 All switch plates and outlet plates to be white or beige.
- 12.12 Exhaust fans, including wiring and ductwork, are included for all bathrooms and kitchen.

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- 12.13 Ducting of dryer exhaust is provided by Builder.
- 12.14 Security system shall be provided. Contacts shall be provided for basement windows and exterior doors, as well as one motion detector.
- 12.15 Smoke detectors will be provided in each of the bedrooms, the basement, and first and second floor hallways and shall be hard-wired into security system.

13. Exterior/Interior Painting and/or Staining

- 13.1 **Interior:** Two (2) coats of Benjamin Moore flat latex paint on interior walls (one color throughout); one (1) coat of Benjamin Moore primer and two (2) coats of Benjamin Moore paint on woodwork. Additional colors – \$150 per room, at Buyer's expense. Pearl or eggshell finishes require a third coat of paint at an additional cost to Buyer.
- 13.2 **Exterior:** One (1) coat of Benjamin Moore primer and one (1) coat of Benjamin Moore stain on exterior clapboard. Two (2) coats of Benjamin Moore paint on exterior trim. **Please Note:** Light color exterior stains (e.g., white, pale yellow, etc.) **will** require an additional coat of stain. Cost shall be borne by the Buyer at a cost of \$1.00 per square foot of living space.

14. Flooring

- 14.1 Laundry room floor to be tiled with allowance of \$4.00 per square foot; Bathroom floors to be tiled with allowance of \$4.50 per square foot; shower and tub wall area to be tiled with allowance of \$4.50 per square foot. The master bath floors to be tile/marble with an allowance of \$5.50 per square foot; master tub walls to be tile/marble with an allowance of \$5.50 per square foot. All tile allowances are for materials only; Builder to provide installation. There will be an additional labor charge to the Buyer for the installation of material other than ceramic tile. Allowance to include material, installation and taxes.
- 14.2 All floors to be #1 Oak. For natural finish, three (3) coats of polyurethane finish to be applied. Additional coats of polyurethane finish can be applied at a cost to the Buyer of \$1.00 per square foot. Staining of hardwood floors is available at an additional cost to the Buyer of \$1.50 per square foot.

15. Cabinetry and Appliances

- 15.1 Buyer to have choice of custom cabinets from Builder's selection. Allowance for cabinets and vanities including tops \$45,000.
- 15.2 Powder room shall have a pedestal sink and mirror.
- 15.3 Appliance allowance of \$6,500 to be provided to Buyer. Only one kitchen appliance (normally the cook top) will be vented to the outside. Builder will **not** be responsible for installation or installation costs associated with Sub Zero (or similar) refrigerators. In addition, installation costs for specialty hoods are to be paid by the Buyer.

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16. Plumbing

- 16.1 All plumbing and heating to be done in accordance to State and Local codes.
- 16.2 Builder to provide hot and cold water system and drainage for plumbing fixtures. Supplies to be copper; drains and waste lines to be ABS.
- 16.3 All fixtures to be Kohler brand white with Buyer to choose from Builder's selections.
 - Cast iron bathtub to be Kohler Villager (or equivalent).
 - Whirlpool to be 6' Kohler Overture (or equivalent).
 - Bathroom sinks to be Kohler Pennington™ self-rimming (or equivalent).
 - Toilets to be Kohler Wellworth Eco Lite (or equivalent).
- 16.4 Hot water heater for whirlpool and house.
- 16.5 Connections to be provided for washer and electric dryer.
- 16.6 Connections for ice maker in kitchen to be provided.
- 16.7 Buyer to choose from Builder's selection of Moen chrome plumbing fixtures (faucets, shower heads, etc.).
- 16.8 Front and rear exterior faucets to be provided.
- 16.9 All shower stalls to have chrome doors with clear glass.

17. Heating and Air Conditioning

- 17.1 Central air conditioning to be supplied by Builder.
- 17.2 Forced hot air system to be provided
- 17.3 All thermostats to be Robertshaw (or equivalent).

18. Miscellaneous

- 18.1 A 14' x 30' (approximate size) patio or deck is to be provided, depending on the topography of the property.
- 18.2 Mirrors are to be provided over the bathroom vanities and pedestal sink.

If selections have not been made prior to the date of installation,
The Builder reserves the right to make selection(s) for the Buyer(s).

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