

APPENDIX A

CONSTRUCTION SPECIFICATIONS

Fox Hopyard Residence
Sample 2015
XXX Hopyard Road
East Haddam, CT

As prepared by:

UCCELLO DEVELOPMENT, LLC

101 Hammer Mill Road, Suite D

Rocky Hill, CT 06067

Phone: (860) 721-9068

Fax: (860) 721-9007

www.uccellodevelopment.com

License #'s, NHC.0000197, HIC.0561689

GENERAL CONDITIONS

House Design and Site Plan

- As provided by builder
- House – Approximately xxxx square feet with attached two car garage
- All work to conform to local building codes
- Builder will provide all necessary permits
- Builder shall leave the house “broom clean”, with windows washed and all other debris removed from site

Survey

- Builder shall provide all surveying, and staking for the proposed site, including the foundation and all utilities: septic, well and electrical as per the builders requirements

Site-work

- Builder shall provide all tree cutting, site clearing, and stump removal needed for house, driveway, utilities, and construction access
- All excavated stumps will be removed off site
- Private septic system to be installed as per plan
- Private well to be installed as per plan
- Footing drains to be provided on both the interior and exterior of the foundation
- It is assumed that the existing on-site materials are of sufficient quality to balance the site, all imported or exported material other than those specific to the plan will be charged as a change order
- No blasting or rock removal is included

Foundation

- Footings – 3000 psi concrete poured in place – sized per plan
- Walls – 4500 psi concrete poured in place – sized per plan, (8’ wall height standard) includes ½” diameter anchor bolts, **and 2” rigid foam insulation at center of wall**
- Waterproofing – Installed where applicable
- Floors – Basement – 3500 psi concrete, trowel finish, 4” thick to be placed over 6 mil poly vapor barrier and on bed of compacted clean stone for drainage
- Garage – To be same as above placed upon compacted sand and stone
- A sump hole will be provided pump not included
- Lally Columns – 4” steel to be provided and installed as per plan

Landscaping

- Driveway – Material TBD (allowance)
- Front Walkway – Bluestone (allowance)
- Shrubbery and Plantings – Street facing side of house only, design by builder TBD (allowance)
- Underground Sprinkler System – (included)
- Entire disturbed area of yard to be graded raked and seeded (allowance)
- Mail box – Wallpole Woodworkers Twin Star Post with premium steel mailbox to be provided by builder and installed by builder
- Lamp Post – Optional

Exterior Details

Framing

- House to be of wood frame construction using Douglas Fir framing material for studs (2"x6" exterior walls) and rafters sized per plan
- Framing design to meet 110 mph high wind guidelines
- Walls to be sheathed with, ½" CDX Plywood and wrapped with Tyvar type house wrap
- **Floor system to be constructed with TJI or Equal floor joist system sized per plan with ¾" Advantek T&G subfloor, glued and nailed**

Insulation

- **Exterior walls – R23 5.5" of Blown in Fiberglass Insulation over energy complete air infiltration caulking system**
- **Sloped Ceilings – R41 Blown in Fiberglass Insulation**
- **2nd Floor Ceiling – R60 Blown in Fiberglass Insulation**
- **All insulation to include vapor barrier as per code**
- **Builder is an approved Energy Star Contractor**

Roofing

- Roof to be sheathed with, ½" CDX Plywood and covered with 15# felt paper
- Timberline architectural style shingles
- All exposed flashing to be copper
- All valleys to be closed cut
- Ridge vents on all appropriate ridges

Gutters and Downspouts

- Seamless aluminum gutters and round downspout, color to be chosen from builders samples

Windows

- **Energy Efficient Anderson 400 Series Double-Hung Tilt-Wash**, wood framed windows with vinyl clad exteriors, and pre-finished white interiors. SDL permanent mullions for all windows, as per plan. Screens also included.

Exterior Doors

- Front Door – Masonite or equal insulated fiberglass (paint grade) paneled doors, with glass as per plan, with brushed nickel hardware and dead bolts
- Other Doors – Masonite or equal insulated fiberglass (paint grade) paneled doors, with glass as per plan, with brushed nickel hardware and dead bolts
- Garage Doors – Steel insulated (R13) overhead carriage style doors with automatic openers

Siding / Exterior Millwork

- White Cedar R&R Shingles maximum 5” to the weather with natural finish
- Exterior trim designed as per plan to be **5/4” finger joint “Lifespan” pine** painted white
- Soffit to include soffit vent
- Shutters – As per Plan

Chimney(s)

- To be solid masonry, wood burning, constructed of concrete block with brick veneer

Masonry

- As per plan

Patios and Decks

- First Floor – 12x12 bluestone patio or synthetic deck location chosen by builder, grade dependent
- Front Stoop – Concrete Sized as per plan, brick face and bluestone cap

Interior Details

Standard Ceiling Height

- First Floor – 9 feet
- Second Floor – 8 feet

Fireplace(s)

- Fire Box – Full masonry, wood burning, fireplace built as per plan and code
- Surround – Tumbled Brick Veneer
- Hearth – Flush bluestone
- Mantel – Custom built on site
- Propane Fired Logs – Optional
- Gas Piping – Optional

Drywall

- House – ½” drywall, screwed to studs and joists, taped three coats
- Moisture and mold resistant green board by showers and tubs

Paint

- Walls – Two coats Benjamin Moore Interior Latex Flat
- Trim – Two coats Benjamin Moore Interior Alkyd/Oil Semi-gloss
- Ceilings – Smooth finish, Painted ceiling white flat
- Limited to 3 color on walls, and one color on trim. Additional colors and faux finishes (including preparation for faux finishes) are extra.

Flooring

- Tile – Ceramic with additional 3/8” plywood underlayment, to be installed in bathrooms and laundry area (allowance)
- Carpeting – All second floor bedrooms (allowance)
- Hardwood – 3 ¼” Common Red Oak, finished natural with three coats of clear polyurethane to be installed in all remaining areas (allowance)

Cabinetry

- Kitchen, and bathrooms – Custom, as per plan (allowance)
- Built-ins – Optional

Counter Tops

- Kitchen – Granite (allowance)
- Master Bathroom – Granite (allowance)
- Main Bathroom – Granite (allowance)

Interior Doors

- First & Second Floor - Two-panel Solid core “Masonite” doors w/ smooth finish. 6’8” door height unless otherwise noted, brushed nickel Schlage Georgian hardware with matching hinges

- All Closets to have hollow core doors
- Attic Access – Pull Down Stair or Hatch. Size and Location per plan

Interior Moldings

- Casing – 3 ½” “Windsor” casing pre primed w/ stool and apron on all windows
- Base – 7 ¼” ogee neck base
- Shoe – 1” face mount
- Crown Molding – 5 1/4” Cove or Crown included in foyer, main hall, living room, dining room and second floor hall.
- Mantel – TBD (allowance)

Interior Stair Case

- Rail System – Rails (#350) to be red oak and posts (3 ½” square chamfered), with balusters (#4415-P) to be poplar
- Stair System – Treads to be Red oak with risers, stringers, and miscellaneous trim to be poplar

Appliances

- **Energy Star Rated** – When Applicable - to be selected by homeowner at location to be named by builder (allowance)

Light Fixtures

- **Energy Star Rated** – When Applicable - To be selected by homeowner at Connecticut Lighting Centers, Hartford, CT and installed by contractor (allowance)

Hardware/Mirrors/Closet Shelving

- Mirrors – Standard square flat mirror above all bathroom vanities (allowance)
- Closet Shelving – Ventilated “coated wire” shelving for all closets (allowance)
- Hardware – Schlage brushed nickel w/ Georgian knob locksets w/ privacy locks on all bedroom and bathroom doors
- Shower Doors – to be chosen at location named by builder (allowance)

Mechanical Systems

Electrical

- All Electrical work to be completed as per code
- Electrical work to be completed as per plan

- Electrical Service – 200 Amp
- Plugs & Switches – to be white standard style located as per plan
- Recessed Lighting – 5” to be provided by builder (total of 10)
- Bathrooms – to include Panasonic or equal vent/light combination fixture and light fixtures over vanity and GFI outlets as per plan
- Cable T.V. – to be pre-wired to 5 locations
- Telephone – Cat-5, to be pre-wired to 5 locations
- Interior Lighting – fixture locations as per plan drawn by builder
- Exterior Lighting – fixture locations to be located as per plan drawn by builder
- Sump Pump – wiring included
- Fixtures – to be selected by homeowner at Connecticut Lighting centers and installed by builder (allowance)
- Walk-in Closets – fixtures as per plan drawn by builder
- Cellar – key-less or pull chain fixtures as per plan drawn by builder
- Door Chime – front door to be wired
- Smoke Detectors – as per Code
- Carbon Monoxide Detectors – as per code
- Power company charges (allowance)
- All Bulbs and Fixtures to be **Energy Star Rated**
- **Optional photovoltaic array is available**

Plumbing

- All Plumbing work to be performed as per code
- All water piping to be “PEX” tubing
- All drains and vents to be ABS or PVC
- 1 Washing machine supply and drain box (laundry room)
- 2 Frost-free sill cocks (exterior)
- All plumbing fixtures will be provided and located as per plan (allowance) including but not limited to the following:
 - Powder Room – Kohler Devonshire 27” white pedestal sink, Kohler Devonshire white elongated toilet and seat, 8” Kohler Devonshire chrome pedestal faucet
 - Kitchen – Elkay 30” under mount SS sink, Chrome Kohler Forte pullout spray faucet
 - Main Bath – Sterling 5’ tub and shower fiberglass base, tile walls, chrome Kohler Devonshire tub and shower valve, 8” chrome Devonshire lav faucet, Kohler white undermount sink, Kohler Wellworth white elongated toilet
 - Master bath – Tiled shower and base with chrome Kohler Devonshire valves and head, soaking tub with chrome Kohler Devonshire tub filler, white Kohler undermount sinks, (2) chrome Kohler Devonshire lav faucets, Kohler Wellworth white elongated toilet

Heating and Air Conditioning

- **Geothermal Forced Air System 16.6 eer minimum with oversized air cleaner, humidification system and fresh air intake**
- **Propane Fired on demand hot water heater**
- **Thermostats – 2 Zone heating with digital programmable thermostats**
- **Ductwork to be run through conditioned space whenever possible**

Other Systems

- Central Vacuum – Hide-a-hose system (allowance)
- Security System – basic per builders spec (allowance)
- Fire Protection – TBD not included

Ventilation

- Vent piping for bath exhaust fans
- Vent piping for dryer
- Vent piping for range hood

Green print indicates energy efficient, or “Green” features of our homes

Builder retains the right to modify any and all plans and specifications at any time during the construction of this home.

PRICING & ALLOWANCES

Estimated Base Price – Includes all above specifications and allowances as listed below:

\$XXX, XXX.XX

Allowances are as follows:

Site work & Excavation:	Included
Well and Water System	\$9,000.00
Landscaping & Walks:	\$14,500.00
Driveway:	\$4,000.00
Irrigation system:	\$5,000.00
Masonry:	Included
Flooring & Tile:	\$20,000.00
Cabinetry, Built-ins & Countertops	\$30,000.00
Staircases:	\$4,000.00
Lighting Fixtures:	\$4,000.00
Plumbing Fixtures:	Included
Power Company Charges:	Included
Closet Shelving:	\$2,000.00
Appliances:	\$15,000.00
Mirrors:	\$500.00
Shower Doors:	\$1,000.00
Central Vacuum rough in:	\$2,000.00
Alarm System rough in:	\$1,000.00
Total of Allowances:	\$112,000.00

Any overages on allowances, options, or “EXTRAS” shall be charged at actual builder cost plus 15%