

## **APPENDIX A**

# **CONSTRUCTION SPECIFICATIONS**

Xxxxx Residence  
The Preserve at Whippoorwill Way  
Lot xx, Whippoorwill Way  
Wethersfield, CT 06109

As prepared by:

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# 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: sewer, water, gas, 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 stumps will be removed off site
- Public sewer to be installed as per plan Public water 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 – 3000 psi concrete poured in place – sized per plan (includes ½” diameter anchor bolts)
- Waterproofing – Installed where applicable
- Floors – Basement – 3500 psi concrete, trowel finish, 4” thick to be placed over 6 mil poly vapor barrier on bed of compacted clean stone for drainage
- Garage – To be same as above placed upon compacted sand and stone
- A sump hole and pump will be provided
- Lally Columns – 4” steel to be provided and installed as per plan

## Landscaping

- Driveway – Bituminous asphalt as per plan

- Front Walkway – Bluestone or concrete pavers (allowance)
- Shrubbery and Plantings – TBD (allowance)
- Underground Sprinkler System – Optional
- Entire disturbed area of yard to be graded raked and seeded (allowance)
- Mail box – Walpole Woodworkers Twin Star Post with premium steel mailbox to be provided by builder and installed by builder
- Lamp Post – Optional, switch and junction box to be provided

## **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
- Walls to be sheathed with ½" cdx plywood and wrapped with "Typar" 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**
- **2<sup>nd</sup> Floor Ceiling – R60 Blown in Fiberglass Insulation**
- **All insulation to include vapor barrier as per code**
- **Builder is an approved Energy Star Contractor**

### **Roofing**

- ½" cdx plywood sheathing
- Timberline architectural style shingles (30 year warranty)
- All flashing to be aluminum
- 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**

- Anderson 200 Series Double-Hung Tilt-Wash, wood framed windows with vinyl clad exteriors, and pre-finished white interiors. Finelite (between the panes) 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 – Carriage Style Steel insulated (R13) overhead doors with automatic openers

## **Siding / Exterior Millwork**

- Certainteed Monogram (or equal) vinyl siding (color chosen from builders samples)
- Window trim to be vinyl, with Fypon or equal pediments as per plan
- Soffit to include soffit vent
- Shutters – As per Plan

## **Chimney(s)**

- N/A

## **Masonry**

- As per plan

## **Patios and Decks**

- First Floor – 10x10 bluestone or composite deck – grade dependent
- Front Stoop – Concrete Sized as per plan, brick or stone face and bluestone cap

# **Interior Details**

## **Standard Ceiling Height**

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

## **Fireplace(s)**

- Fire Box – Gas Direct Vent
- Surround – Cut stone or tile
- Hearth – Flush bluestone or tile
- Mantel – Custom built on site
- Gas Piping – Included

## **Drywall**

- House – ½” drywall, screwed to studs and joists, taped three coats
- Moisture and mold resistant purple 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
- Closets - Painted ceiling white flat
- Garage and basement stairs - 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 – Second floor bedrooms (allowance)
- Hardwood – 3 ¼” Red Oak, finished natural with three coats of clear polyurethane to be installed in all other first floor rooms & upstairs hall (allowance)

## **Cabinetry**

- Kitchen, Bathrooms, etc. – Custom, as per plan (allowance)
- Built-ins – Custom, as per plan (allowance)

## **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 combination unit, chrome Kohler Devonshire tub and shower valve, 8” chrome Devonshire

lav faucet, Kohler white undermount sink (2), Kohler Wellworth white elongated toilet

- Master bath – Custom Tile shower, w/ Devonshire valve and head, white Kohler undermount sinks (2), chrome Kohler Devonshire lav faucets (2), Kohler Wellworth white elongated toilet, soaking tub with kohler Devonshire tub filler

## **Heating**

- Natural Gas Fired forced hot air system w/ humidification system
- Furnace – High Efficiency Lenox or equal (Energy Star rated)
- Includes Gas Fired on demand hot water heater
- Thermostats – 2 Zone heating with digital programmable thermostats

## **Air Conditioning**

- Compressors – Lenox or equal, sized appropriately
- Air Handlers – Lenox or equal, sized appropriately
- Ductwork – Insulated sheet metal trunk lines with flexible run-outs
- Supply Vents – TBD
- Returns – TBD

## **Other Systems**

- Central Vacuum – Rough Only (allowance)
- Security System – Rough Only (allowance)
- Fire Protection – TBD not included

## **Ventilation**

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



## PRICING & ALLOWANCES

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

**\$ xxx,xxx.00**

**Allowances are as follows:**

Site work & Excavation:	Included
Landscaping & Walks:	\$xxxxxx
Driveway:	Included
Irrigation system:	Included
Masonry:	Included
Flooring & Tile:	\$xxxxxx
Cabinetry, Built-ins & Countertops	\$xxxxxx
Staircases:	\$xxxxxx
Lighting Fixtures:	\$xxxxxx
Plumbing Fixtures:	Included
Power Company Charges:	Included
Closet Shelving:	\$xxxxxx
Appliances:	\$xxxxxx
Mirrors:	\$xxxxxx
Shower Doors:	\$xxxxxx
Central Vacuum rough in:	\$xxxxxx
Alarm System rough in:	\$xxxxxx

**Total of Allowances:** \$xxxxxx

**Optional Items:**

<b>Screened Porch:</b>	\$xxxxxx
<b>Masonry Chimney:</b>	\$xxxxxx
<b>Irrigation System:</b>	\$xxxxxx

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