

Olde Towne Properties, LLC

New Home Construction Contractor Registration #11373

SPECIFICATIONS

1. Home:

- Single Family Residence.
- Raised Ranch
- 1144SF, 3 BR's, 2 Baths
- Additional 480SF Unfin. In LL
- Two Car Garage Under, 24x24

Square footage totals are approximate.

2. Warranty: Olde Towne Properties, LLC hereby extends a warranty for workmanship and materials for a period of one year starting from the date of the issuance of a Certificate of Occupancy. This warranty applies only to materials and workmanship provided by or through Olde Towne Properties, LLC, but shall not include sheetrock nail pops, non-structural drywall cracks, minor basement water seepage or drying cracks in concrete walls or slabs. Olde Towne Properties, LLC's warranty shall not be extended to items which are covered by a manufacturer's or supplier's warranty, but rather these warranties shall be extended directly to Buyers and in the event of a dispute or claim, Buyers shall make the same directly to the manufacturer or supplier or its regional representative.

3. All Permits, Survey, Engineering & Certificate of Occupancy.

4. Site Work:

- Excavation
- Engineered Septic System
- Driveway: Gravel

5. Foundation:

- Foundation walls and footing poured using 3000lb PSI concrete.
- Footings are a minimum 10" high x 20" wide and walls are 10" thick.
- Basement and garage slabs are a minimum of 4" and 6" thick and are poured using 3500lb PSI concrete.

6. Dampproofing:

- Foundation is dampproofed with hydraulic concrete over form ties, roll-on foundation coating .
- Exterior footing drains.
- Stone under basement slab.

7. Front Steps:

- 2 Step – Precast Concrete

8. Deck: None

9. Drilled Well per CT Code.

- Domestic Water System: Seller shall not be responsible for factors such as water quality, the existence of nitrates or mineral content, including, but not limited to iron, which may or may not affect potability within the provisions of the Code, and shall not in any event be responsible for the installation of any filtration system for removal of same nor for any costs associated therewith.
- Any water treatment systems are the financial responsibility of the Buyer.

10. Landscaping:

Unless otherwise provided for in a separate written agreement of the parties, the landscaping shall consist of only the following; Grading and seeding. The Seller is not responsible for and shall not be held liable for any exposed roots, welling of trees, settling, erosion, ruts, pooling, rocks, stones, puddling, uneven ground, watering of seed, or bare spots. There is no warranty on landscaping unless the Buyer elects to contract with a professional landscaper through the Seller.

11. Framing:

- Construction grade lumber is either Douglas fir, Spruce or Pine.
- Floor joists comply with CT State Building Code.
- Sub floor is ¾ tongue and groove decking glued and nailed.
- Exterior walls 2"x6" 16" on center
- Interior walls 2"x4" 16" on center
- Garage walls 2"x6" 16" on center
- Roof sheathing is ½" CDX or OSB
- Wall sheathing is ½" CDX or OSB
- House will be wrapped with an air infiltration wrap.

12. Roofing:

- 30 year architectural shingles:
- 15# Felt
- White Aluminum rake, fascia and drip edge.

- White Vinyl Soffit
- Ice and water shield.
- Continuous ridge vent.
- White Gutters and leaders.

13. Fireplace:

Optional

14. Siding:

- 4/4 Alside vinyl siding:
- 4" window trim: White

15. Windows & Exterior doors:

- Double hung tilt-in insulated windows with Low E glass.
- Grids inside of glass.
- Full screens.
- Interior and exterior white in color.
- Steel raised panel front door
- Garage doors, 7x8,

16. Heating & Cooling:

- Oil fired Cast Iron Boiler with Burner.
- Tankless Hot Water
- Hot Water Baseboards.
- 275 gallon oil tank provided in basement

17. Plumbing:

- All domestic water is provided by Aquapex® piping.
- All waste lines are PVC and/or ABS piping.
- Washer & Dryer hook-ups are provided on the lower level
- 1.6 gallon toilets.
- (2) One piece tub & shower unit with single lever anti-scald faucets
- Delta or Moen fixtures.
- Two exterior frost free exterior sillcocks.
- Mirrors over vanities in bathrooms.
- 8" double stainless steel sink in kitchen .
- Master Bathroom Fixtures: White
- Main Bathroom Fixtures: White

18. Electrical:

- 200 AMP overhead electrical service
- Switches and outlets to code
- Smoke detectors per code
- CO detector
- Two (2) cable jacks
- Two (2) phone jacks
- Exterior outlets (2)
- Exterior flood lights (Spots): 4 (2 Double)
- Exterior lights (Torch): 4
- One wired door chime.
- Bathroom exhaust fans. (2)

- Ceiling Lights in BR's, Halls
- Bath Vanity Lights – strip lights

19. Insulation:

- Attic R-38 fiberglass batts
- Exterior walls R-19 fiberglass batts
- Basement ceiling R-19 batts

20. Drywall:

- ½ drywall on walls and ceilings.
- fire-rated drywall on gable end garage side to be 5/8th drywall.
- Waterproof drywall in bathroom tub & shower areas.
- Includes smooth finish of three coats joint compound on ceilings and walls.
- Fire rated will have two finish coats

21. Painting:

- Two coats of white wall paint (flat paint)
- Two coats of white on all trim (semi-gloss).
- Two coats flat white ceiling finish.

22. Interior Trim & Doors:

- Doors are colonial hollow core raised (smooth) 4-panels with brushed nickel finish hinges.
- Brushed Nickel finish door hardware.
- Door and window trim is finger jointed pine pre-primed,
- Baseboard is
- All closets have coated wire shelving installed

23. Interior Stairs:

- Stairs from entry to main floor and to LL as shown on plans are to be carpeted over pine

24. Flooring:

- Kitchen: Vinyl
- Living Room: Hardwood
- Dining Room: Hardwood
- Master Bedroom: Carpet
- Bedroom 2: Carpet
- Bedroom 3: Carpet
- Main Bathroom: Vinyl
- Master Bathroom: Vinyl

Note: Carpet and Vinyl Flooring: select from Builder's samples.

25. Cabinets/vanities/countertops:

- Kitchen cabinets: Merillat Milbridge Oak
- Countertops in kitchen: WilsonArt Laminate Standard
- Master Bath vanity: Merillat Milbridge Oak
- Master Bath countertop: WilsonArt Standard
- Main Bath vanity: Merillat Milbridge Oak
- Main Bath countertop: WilsonArt Laminate Standard

26. Appliances:

- None