

R.J. Tessier Builders

P.O. Box 703 :: 543 Route 125 :: Barrington, New Hampshire 03825 :: 603/330-0394

Preliminary Contract Specifications

This document is provided as a sample of a baselines specification of work for a new construction, 3-bedroom home. All specifications are subject to change and will be modified prior to construction, particularly if you desire changes to design, layout and/or fixtures.

Site Work

1. Cut and remove trees necessary for the construction of the designed home.
2. Stumps shall be buried on site.
3. Construct a 12' wide gravel driveway to garage.
4. Remove all debris and trash from job site.
5. Install septic system as per state-approved 3 bedroom design by Orvis/ Drew LLC
6. Spread loam over all disturbed areas.
7. Seed all loamed areas with standard landscape mix.
8. Install well with sufficient water volume for domestic use up to 350'.

Foundation

1. Footings will be 8"x16" poured concrete.
2. Basement walls will be 8"thick 7'10" high poured concrete
3. Garage and frost walls will be 8" thick 3'10" high poured concrete
4. Lally column piers will be a minimum of 24"x24"x8"
5. Columns will be 3 ½" steel/concrete lallys
6. Foundation walls will be water plugged at ties and one coat of foundation coating.
7. Exterior stone and pipe foundation drains to be installed with gravity outfall to daylight or sump pump installed in basement.
8. Basement slab will be 3 ½" thick (3500 psi) concrete with fiber mesh over 4mil poly vapor barrier.
9. Garage slab will be 4" thick (3500psi) concrete with fiber mesh. It will be pitch 2" for drainage.

Framing

1. First and second floor to be framed with 2x10"K.D. SPF, 24" O.C.
2. First floor to be framed on a 2x6" PT sill plate secured with anchor bolts.
3. Subflooring will be ¾" T&G OSB, glued and nailed.
4. 1/4" superply underlayment or equivalent will be used under vinyl floors
5. Walls will be framed with 2x6" K.D. SPF 24" O.C.
6. Sheathing will be 7/16" OSB
7. Interior partitions will be framed with 2x4" K.D. SPF studs 16" O.C.
8. Second floor ceiling will be 2x10" KD joists 16" O.C. with 1x3" strapping for sheetrock
9. Roof framing will be 2x8" or 2X10" KD 16" O.C. as required by code

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10. Roof sheathing will be ½" OSB.
11. Garage walls will be framed with 2x6" KD, 16"O.C.
12. Stairs will have a max. rise of 7 ¾" and minimum tread width of 10"

Rear deck

1. 12'x12' framed with ACQ (environmentally safe) pres. treated lumber 2x8" joists
2. 16" O.C.
3. Footings will be 8" round 4' deep.
4. 5/4" ACQ PT decking will be fastened galvanized ring nails
 - *Decking can be screwed with 2 ½" Deckmate screws for an extra \$1.50 sq ft*
5. Railings will be standard design with pressure treated 2x2" balusters.
6. Deck size can be altered for \$17 a sq ft.

Exterior

1. Typar, or equivalent, housewrap under vinyl siding.
2. Vinyl siding color to be determined by buyer from samples provided.
3. Vinyl trim will be used on the corners of the house.
4. Fascia, soffits and rakes will be wrapped in white aluminum.
5. Roof will be IKO Cambridge 25 yr architectural asphalt shingles.
6. One course of ice and water shield will be applied over soffits.
7. 15# felt paper under shingles
8. Cobra ridge vent will be incorporated with soffit vents.
9. Shutters can be added for \$55 a pair.

Windows and Exterior Doors

1. Merrimac Valley all vinyl insulated glass tilt-in windows as shown in plans.
2. Windows will have screens and white grills between the panes of glass.
3. All exterior doors will be fiberglass insulated Therma Tru or equivalent.
4. 2 white single layer steel 9'x8' raised panel garage doors (no windows).
 - *Garage door openers can be added for an additional \$325.00 ea.*
 - *Sandwich steel insulated doors can be upgraded for an additional \$600*

Insulation

1. Basement: R-19 on ceiling
2. Walls: R-19 fiberglass with poly vapor barrier
3. Ceiling: Kraft faced R-30 fiberglass.
4. Attic: None
5. Garage: not insulated.

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Plumbing

1. Copper and PVC system for 2 ½ baths, kitchen.
2. Whole house sediment filter will be installed in the basement
3. Lasco fiberglass shower/tub units white or almond determined by buyer
 - -5' tub/shower unit in main bath
 - -6' tub/shower unit in master bath
4. Stainless steel kitchen sink (2 bowl) with single level chrome faucet and sprayer
5. For upgrade through builder's supplier, a \$70.00 credit will be given for sink
6. For upgrade through builder's supplier a \$70.00 credit will be given for faucet
 - *Builder does not cover faucets, supplied by owner, under warranty*
7. Mansfield (or equivalent) toilets and drop lavatories. White or almond determined by buyer
8. 2 exterior hose connections

Heating

1. Forced hot water oil heat with two zones and round Honeywell Thermostats
2. Boiler to be Weil McLain or equivalent cast iron boiler vented to the exterior with a side shot power vent.
3. 275 gallon UL listed oil tank placed in basement

Electrical

1. 200 Amp overhead service. Meter located on house as determined by utility guidelines
2. 40 circuit breaker panel located in basement.
3. White or almond outlets and switches
4. 4 cable locations
5. 4 phone jacks
6. 2 ceiling fan locations
7. A \$500.00 lighting allowance is given to the customer for the purchase lights and bulbs

Interior

1. Doors: molded 6 panel masonite pre-hung with 2 ½" colonial casing
2. Owner to choose smooth or wood grain texture doors
3. 2 ½" colonial trim will be used around all door and windows.
4. Windows will have a 4 ½" sill except kitchen casement.
5. Base molding will be 3 ½" colonial
6. Wire shelving will be installed in all closets

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7. Cabinets: a \$6000 allowances will be given, towards the purchase Wellborn Forest cabinets, as shown in approved plan, from the builder
8. Flooring: As shown on approved plan (allowances)
9. Carpet: \$18.00/ sq. yd (2 colors) purchased through builders showroom
10. Vinyl: \$22.00/sq. yd purchased through builders showroom
11. Hardwood: \$6.50/sq. ft (\$58.50/sq.yd) Somerset pre-finished Red oak

Drywall

1. ½" drywall on all walls and ceilings first and second floors, smooth finish, fire code drywall in garage as required per code.
2. Moisture resistant drywall as required.

Painting

1. All sheetrock will be primed and painted by contractor.
2. All walls and ceilings will have one primer coat and two color coats.
3. Ceilings will be white.
4. Walls will be Dover White egg-shell.
5. Trim will be one primer coat and one coat of Dover White semi-gloss.

Chimney (EXTRA)

1. Gas fired manufactured fireplace with a direct vent can be added into the living room for \$1800

Warranty

R.J. Tessier shall construct this home in accordance with all Federal, State and Local regulations including the BOCA Building Code. R.J. Tessier shall warranty all labor and material for a period of one year from the issue date of the certificate of occupancy.