

Rossetti Development LLC  
RS Builders and Developers LLC  
Standard Specifications  
For Tinty Farms, Farmington

1. HOUSE DESIGN/GENERAL

1.1 House Design \_\_\_\_\_ square feet +/- with full basement and Two car garage.

1.2 General

1.2.1 In these specifications RS Builders & Developers LLC is referred to as the Builder  
And \_\_\_\_\_ as the Buyer.

1.2.2 The Builder shall provide all surveying, staking, and permits to include proposed site, sewer, water and as built plans as required.

1.2.3 The Builder shall leave the house professionally cleaned and all debris removed from the site.

1.2.4 All work and materials shall be guaranteed for a minimum of one year.

2. SITWORK / SEPTIC

2.1 Site work

2.1.1 Builder to provide Tree cutting, site, clearing and stump removal needed for the house, driveway, utility lines and access by cement mixers. Stumps of trees cut by Builder are to be pulled and buried on site. Trees removed after the lot is cleared will be done at Buyer's expense at \$200.00 per hour.

2.2 Sewer

2.2.1 Builder to install sewer line per Town of Farmington Standards.

3. FOUNDATION / FLOORS

3.1 Footings and Walls

3.1.1 Footings 20" x 10", Walls 8" or 10" x 8'0 Tall per plan.

3.2 Floors

3.2.1 Garage 3" to 4" Trowel finish with fibermesh.

3.2.2 Home 3" to 4" Trowel finish with expansion joints as needed.

3.3 Damp-Proofing- One heavy rolled coat of asphalt type coating from finished grade to bottom of foundation. Tie cavities to be filled with trowel grade asphalt.

3.4 Foundation windows - Poured in place type metal frame with glass. Or walkout per plan.

4. FRAMING / DOORS / WINDOWS

4.1 Framing - Framing lumber for joists and rafters to be Douglas Fir or Spruce. Studs to be Construction or stud grade Fir or Spruce.

4.1.1 Floor Joists - "All Joist or similar" 19.2" or 16" o/c per print.

4.1.2 Ceiling Joists and Rafters- 2"x 6" or 2"x 8", 16" o/c or per plan.

4.1.3 Studs – 2x6 exterior, 2x4 interior 16" o/c or per plan.

4.1.4 Sub Flooring - 3/4" Advantech or equal, nailed and glued. 3/8" ply will be applied on top of the existing plywood in areas where Ceramic will be installed.

4.1.5 Roof / wall sheathing - Shall be agency grade 1/2 OSB.

4.1.6 Sill - 2"x 6" pressure treated lumber.

4.1.7 Ceiling Heights - 9' first floor, 8' second floor,

4.2 Windows – Pella Vinyl series Low E, double hung, screens and grills per plan.

4.3 Doors / hardware - All exterior doors to be Brosco or equal per plans & specifications.

4.3.1 Garage Doors – 2 separate wood composite insulated panel doors with openers.

4.3.2 Hardware - Schlage F Series for pre-bored doors.

5. Fireplace

5.1 Fireplace - Builder to supply and install "Heat-n-glo slim line" gas direct vent fireplace.

5.2 Chimneys - NA

5.3 Hearth and mantel - To be marble, new/used brick or cultured stone.

6. ROOFING

6.1 Roof shingles - Self-sealing 30-year dimensional fiberglass-asphalt shingles.

6.2 Valleys - Closed cut.

6.3 Ventilators - All Soffit and ridge vents.

7. SIDING / TRIM

7.1 Exterior siding – Vinyl siding, shingle look for front, clap for sides and back.

7.2 Exterior Trim - Soffit / Corner Boards - Vinyl.

7.3 Fasteners - All exterior fasteners to be hot dipped galvanized.

8. EXTERIOR FINISH

8.1 Siding -NA.

8.2 Trim - NA

9. PLUMBING

9.1 Plumbing - Provide complete hot and cold water system and drainage for plumbing fixtures. Supplies to be copper or plastic, drains to be PVC.

9.2 Plumbing Fixtures/ Hardware - As per schedule supplied by builder. \$5,000.00 Allowance.

9.3 Water – Builder to install and connect water line to CT Water’s main in road.

10. ELECTRICAL

10.1 Service - 200 amp.

10.2 Electrical outlets - Builder to provide wiring and lighting per the following schedule.

10.2.1 Smoke detectors hard-wired w/battery back up per code.

10.2.2 (3) vented bath fans.

10.2.3 (2) Phone jacks.

10.2.4 (6) Cable TV.

10.2.5 (2) Out-door weatherproof duplex plug.

10.2.6 (35) Recessed lights. (Additional Lights billed out @\$110.00 each)

10.2.7 Central fire/security and vacuum, roughed.

10.3 Light Fixtures - \$5,000.00 Allowance, (Builder will provide installation).

11. HEATING / AIR CONDITIONING
  - 11.1 Heating/Air Conditioning – Heil or equal, Gas or LP fueled.
  - 11.2 Hot Water – 70 Gallon, Gas or LP fueled
  - 11.3 Zone Control - 3 zones, with thermostats.
  - 11.4 Fuel – Builder to install gas line if available from CNG, or customers leased 1,000 gallon L.P tank.
  
12. INSULATION
  - 12.1 Ceilings - R-60
  - 12.2 Cathedral Ceilings - R-38
  - 12.3 Walls – R-21.
  - 12.4 House wrap - on all exterior walls.
  
13. DRYWALL
  - 13.1 House walls /Ceilings - To be 1/2” screwed and taped three coats.
  - 13.2 Garage walls/ceiling - To be 1/2” gypsum board screwed and taped three coats.
  - 13.3 Fire Code - 5/8” fire code gypsum board applied as necessary to meet codes only.
  
14. INTERIOR DOORS
  - 14.1 Passageway - Six panel colonial style.
  - 14.2 Hardware - Schlage F series for pre-bored doors.
  
15. INTERIOR TRIM
  - 15.1 Casings - 3 1/2” Stafford
  - 15.2 Base - 5 1/2” Neck Base
  - 15.3 Chair Rail – Dining & Study.
  - 15.4 Crown - First floor, foyer, upper hall and Master suite.
  - 15.5 Closet Interiors -\$1,000.00 allowance.
  - 15.6 Shadow boxing - Dining room.
  - 15.7 Custom openings – Front door, foyer window, rear slider, kitchen window and family room big window.

16. INTERIOR STAIRS/RAILINGS

16.1 Basement - Box Stairs

16.2 House - Oak Treads with Poplar risers for staircase. Colonial spindles with oak handrail.

17. INTERIOR PAINTING/STAINING

17.1 Walls - one coat primer and two coats interior flat latex paint. 3 colors, \$600.00 each after.

17.2 Ceilings - Smooth 2 coats flat latex.

17.3 Trim - One coat primer and two coats semi gloss latex.

17.4 House Stairs - One coat primer and two coats finish

17.5 Hardwood Floors - Sand and finish with three coats of polyurethane. Stain is extra.

18. FLOORS / WALLS

18.1 Carpets - \$25.00 per yard allowance, - Bedrooms.

18.2 Hardwood - First floor and second floor hall, except baths and mudroom. 3 1/4" white oak number 1 common.

18.3 Ceramic Tile - Baths, Laundry, mudroom and Kitchen Backsplash. Allowance \$4.00 per square foot for material only. Builder provides installation for tile. Marble or granite installation \$3.00 per foot extra.

19. KITCHEN / BATH

19.1 Cabinets – Aristo-kraft Durham cabinets. White dove tail soft touch drawers, end panels.

19.2 Counter Tops – Kitchen and baths - Granite @ \$50.00 per square foot allowance.

19.3 Appliances – \$8,000.00 allowance.

19.4 Mirrors and Shower doors - \$1,000.00 allowance.

20. LANDSCAPING / DRIVE / WALKS / DECKS

20.1 Driveway – Black top Per Plan.

20.2 Decks / Patio – 300 square feet included, additional square footage to be billed at \$30.00 per foot.

20.3 Walks - Brick pavers from front door to driveway.

20.4 Landscaping - To include not less than 20 plantings, hydro-seed lawn areas, lamp & mail posts.

20.5 Sprinkler System – Included.

21. PURCHASE PRICE - \$

22. SPECIAL CONCERNS OR COMMENTS

22.1.

22.2

Date: \_\_\_\_\_

Rossetti Development LLC

\_\_\_\_\_

Buyers

\_\_\_\_\_