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CT HIC#0634058/MA HIC#173438/AA-E.OE.

PROPOSAL/CONTRACT NO.: 909

DATE: May 31, 2017

GENERAL SPECIFICATIONS FOR: Lakewood Lane LLC

PROJECT ADDRESS: 25 Kennerson Reservoir Road Eastford, CT 06242

PLANS DRAWN BY: Jennifer Morgenthau Dated 3/15/17

SCOPE OF WORK: Convert existing structure into a 2 family residence.

GENERAL:

- Contractor will obtain Call Before You Dig Ticket.
- Contractor will obtain Building.
- Owner to provide full set of house plans for Town of Eastford's approval.

SURVEYING & ENGINEERING:

- Responsibility of Owner.

FRAMING per print :

- All interior framing to be KD Spruce 2x4 16" O.C.
- All demo and framing included.

EXTERIOR DOORS:

- Thermo Tru steel doors.

EXTERIOR SIDING:

- Double 4" vinyl horizontal siding.
- Window and door trim to be vinyl J channel.
- All rake and roof trim to be 2x6 wrapped with aluminum coil stock.
- House wrap throughout.
- Vinyl corners.
- All over hangs to have vinyl soffits.
- Mastic Mill Creek series.

X _____
Contractor

X _____
Owner

X _____
Owner

COVERED PORCH:

- Pressure Treated (Framing, decking, stairs, and railings).

PLUMBING (For each floor as per plan):

- All new drain, waste, vent and water pipe to complete the installation of the following:
(Note: All drain, waste and vent pipe to be installed in ABS plastic pipe and fittings. All hot and cold water piping to be installed in a combination of pex tubing and CPVC Flow guard.)
- **Kitchen:**
 - Install kitchen sink and faucet.
 - Connections to dishwasher and icemaker.
 - Install of all appliances
- **Baths and Laundry :**
 - Install toilet and seat.
 - Install lavatory sink and faucet Vanity will be with same family of Kitchen cabinets with one piece top.
 - Install tub/shower stall, valve, trim and drain assembly.
 - Washer and dryer hook ups and vent. Buyer to supply appliances for laundry
 -
- **Basement General:**
 - All connections to water and sewer at foundation wall.
 - Connections to water heater.
 - Furnish and install two (2) outside antifreeze faucets.
 - Furnish and install all properly sized gas pipe and fittings to accommodate the following:
 - (2) boiler

HEATING:

- (2) HVAC systems to be Forced hot air propane fired.
- Furnish and install two (2) gas boilers complete with all standard safety and operating controls.
- Furnish and install all flue and intake piping to complete the installation.
- Furnish and install all pipes, valves, and fittings to accommodate a 1-zone heat system for each floor with 1 zone for each.

Gas Piping

- All interial gas piping included to tank areas tank supplied by other
- Gas furnace
- Exterior piping to be painted

x _____
Contractor

x _____
Owner

x _____
Owner

ELECTRICAL (per floor):

- As per code.
- \$500.00 Electrical Allowance for fixtures not to include cans (per floor).
- New Landlord service.
- Recessed can allowance 6
- Standard 1 exterior fixture per exterior door

INSULATION:

- Install R-30 – in basement ceiling.
- Install R-21 – in exterior walls.
- Install R-38 – in ceiling.

DRYWALL:

- 5/8 fire code installed on demising ceiling house ½” wall board installed throughout (moisture resistant in all bathrooms)
- ½” Drywall throughout
- 3 coat tape system.
- Sand smooth – ready for paint.

FINISH STAIRS & RAILINGS:

- Basement Stair to 1st floor :
 - Riser stair, Red Pine treads,
 - 6010 hand rail.
 - Baseboard on the landing and connect the stringers to be continuous.
 - Prime all - paint grade stair component kick risers and stingers.
 - 1st floor to 2nd floor riser stair, Oak treads.

INTERIOR PAINTING AND STAINING:

- Lightly sand all sheetrock walls and apply one coat of latex primer.
- Caulk all trim.
- Primer upper ceiling and finish coat pure white.
- Apply two finish coats of eggshell latex to all walls.
- Primer all trim and apply two coats of semi gloss latex to all.
- Sand and primer stairs. Stringers, raisers and then apply two finish, two of semi-gloss to all.

X _____
Contractor

X _____
Owner

X _____
Owner

INTERIOR TRIM:

- Molded hollow Doors. Primed doors and jambs throughout.
- 2 1/2" colonial casing.
- 3" colonial primed pine baseboard throughout.
- All closets to receive wire shelf and pole.
- All interior hardware to be brushed nickel levers.

CABINETS & COUNTERTOPS (per floor):

- Kitchen: Solid wood drawers options to include painted white
- Vanities: with tops included.
- Countertops: Laminate, color by owner.

APPLIANCES (per floor):

- White stove & hood, refrigerator, & dishwasher.

FINISH FLOORING (per floor):

- 3/4"x 2 1/4" oak flooring on all floors except for bathrooms. Sanded, (3) coats of polyurethane finish.
- Vinyl in kitchen and bathrooms.

ALLOWANCES:

- \$500.00 Electrical Fixtures

Total Labor, Material, Taxes & Permits to complete project: \$179,884.00

Contractor

Homeowner