

Collins Corner

Lot # 2 (470) Foster Road
(1.79 acres)

Rural setting on Corner of Foster Road and Strong Road

TRADITIONAL COLONIAL

- Developed and Constructed by-

MANNARINO BUILDERS, INC.

3,100 S.F. FOUR BDRM COLONIAL
2 ½ BATH, Two Car Garage

“WE BUILT OUR REPUTATION”

FOR MORE INFORMATION PLEASE CONTACT US AT:

860-289-7055 EXT 1
mannarinobuilders.com

STANDARD FEATURES

ENERGY EFFICIENT HOME

◆ GAS FIREPLACE WITH MARBLE SURROUND AND MANTLE	INCLUDED
◆ 12' X 12' DECK (NO MAINTENANCE TREX DECKING)	INCLUDED
◆ CENTRAL AIRCONDITION	INCLUDED
◆ TILED BATHROOM FLOORS	INCLUDED
◆ ENERGY EFFICIENT HEATING AND A/C EQUIPMENT	INCLUDED
◆ UPGRADED INSULATION FOR ENERGY EFFICIENCY	INCLUDED
◆ GAS (Propane) FIRED HOT WATER HEATER	INCLUDED
◆ ENERGY STAR WINDOWS	INCLUDED
◆ STAINLESS STEEL APPLIANCE PACKAGE	INCLUDED
◆ GRANITE KITCHEN COUNTERS	INCLUDED
◆ CULTURED MARBLE TOPS IN BATHROOMS	INCLUDED
◆ FIRST OR SECOND FLOOR LAUNDRY (AS PER PLAN)	INCLUDED
◆ TWO CAR GARAGE	INCLUDED
◆ LAWN MAINTENANCE	INCLUDED
◆ LOW MAINTENANCE VYNL SIDING AND TRIM	INCLUDED
◆ HARDWOOD FLOORS ON FIRST FLOOR	INCLUDED
◆ ARCHITECTURAL SHINGLES	INCLUDED
◆ 9 FOOT HIGH CEILINGS – FIRST FLOOR	INCLUDED
◆ 2 X 6 EXTERIOR WALLS	INCLUDED
◆ 200 AMP ELECTRICAL SERVICE	INCLUDED
◆ BRICK WALKWAY FROM GARAGE TO FRONT STOOP	INCLUDED
◆ SLIDING SHOWER DOOR IN MASTER BATH	INCLUDED
◆ TOWEL BARS AND TOILET PAPER HOLDERS IN ALL BATHS	INCLUDED
◆ KOHLER PLUMBING FIXTURES	INCLUDED

MANNARINO BUILDERS, INC.

CONSTRUCTION HIGHLIGHTS

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MANNARINO BUILDERS, INC.
BUILDING SPECIFICATIONS FOR
Lot # 2 (470) Foster Road
South Windsor, CT

CONSTRUCTION HIGHLIGHTS:

- 1. PERMITS:** ALL PERMITS AND ENGINEERING AS REQUIRED BY STATE AND LOCAL CODE.

- 2. EXCAVATION / SITE WORK:** INSTALLED ACCORDING TO APPROVED PLOT PLAN BY THE TOWN OF SOUTH WINDSOR, CT.
 - A. ALL EXCAVATION, BACKFILL, ROUGH GRADE, FINISH GRADE - , PROCESS DRIVEWAY, EXTERIOR OR INTERIOR FOOTING DRAIN INSTALLATION WITH SUMP PUMP IF GRAVITY DOES NOT EXIST, INSTALLATION OF ¾" STONE BELOW BASEMENT SLAB.**

 - B. ON SITE TOPSOIL WILL BE SPREAD 4" TO 6" THICK AND GRADED ON DISTURBED AREAS ONLY.**

 - C. UTILITIES: CITY SEWER / BURIED 500 GALLON PROPONE TANK(OWNED BY PREFERRED ENERGY) , WATER (DRILLED WELL WITH STANDARD WELL PUMP THAT MEETS ALL TOWN AND HEALTH REGULATIONS)**

- 3. FOUNDATION: WALLS:**
 - ◆ **WALLS: 10" THICK AND 8' +/- TALL POURED CONCRETE AT 3000 P.S.I.**
 - ◆ **FOOTINGS: LALLY PADS 20" X 20" X 10", WALL FOOTINGS 10" X 20" AT 2500 P.S.I.**
 - ◆ **WATER PROOFING – STANDARD WATER PROOFING AS CODE REQUIRES.**
 - ◆ **DECK PIERS – 10" X 42" 2500 P.S.I. AS CODE REQUIRES**
 - ◆ **CHEEK WALLS FOR FRONT STOOP**
 - ◆ **CONCRETE FLOORS:**
 - 4" THICK 3500 P.S.I. GARAGE FLOOR
 - 3" THICK 3000 P.S.I. BASEMENT FLOOR

- 4. BASEMENT:**
 - ◆ **METAL FRAME WITH SLIDING SASH/SCREEN (2) HOUSE**
 - ◆ **WATERPROOFING STANDARD AS REQUIRED BY CODE**
 - ◆ **LALLY COLUMNS: 3 ½ " ROUND STEEL COLUMNS FILLED WITH CONCRETE**

5. FRAMING:

STRUCTURAL LUMBER AS PER HOUSE PLAN

- ◆ EXT. WALLS 9'+/- FIRST FLOOR ONLY 2X6 D.F. STUDS
- ◆ INT. WALLS 8'+/- FIRST FLOOR ONLY 2X4 D.F. STUDS

ALL SECOND FLOOR WALLS SHALL BE 8' IN HEIGHT: 2X6 EXTERIOR WALLS

- ◆ FLOOR FRAMING 2X10 OR 2X8 SPF
- ◆ CEILING FRAMING 2X6, 2X8, 2X10 SPF
- ◆ ALL PLATE MATERIAL SHALL BE SPF

SUBFLOORING:

- ◆ 3/4" T&G OSB 4X8 PLYWOOD GLUED AND NAILED
- ◆ 3/8" PTS UNDERLAYMENT UNDER ALL TILE

WALL/ROOF SHEATHING:

- ◆ ROOF SHEATHING 1/2" CDX
- ◆ WALL SHEATHING 7/16" OSB PLYWOOD

MISCELLANEOUS ITEMS

- ◆ FRAME JACUZZI PLATFORM AS PLAN DESCRIBES
- ◆ FRAME ALL BASEMENT STAIRS WITH CLOSED RISER
- ◆ COMPLETE JOB SITE CLEAN UP
- ◆ INSTALL TYVEK ON EXTERIOR WALLS OF LIVING AREAS ONLY.
- ◆ INSTALL BACKING ON FRONT PORCH CEILING AS NEEDED
- ◆ FRAME PORCH AS PLAN DESCRIBES
- ◆ FRAME DECORATIVE CEILINGS AS PLAN REQUIRES
- ◆ INSTALL WINDOWS AND DOORS AS PLAN REQUIRES
- ◆ INSTALL LEDGER BOARD AND FLASHING FOR FUTURE DECK OFF KITCHEN AND BREAKFAST AREA AS PLAN DESCRIBES
- ◆ INSTALL ONE SET OF TEMPORARY STAIRS.
- ◆ OUTSIDE CORNERS THAT ALLOW INSULATION BEHIND THEM
- ◆ ALL WALL INTERSECTIONS WILL ALLOW INSULATION BEHIND THEM
- ◆ ALL WINDOW AND DOOR HEADERS WILL BE IN RIM JOIST OF SECOND FLOOR WHERE POSSIBLE
- ◆ ALL WINDOW HEADERS ON SECOND FLOOR WILL BE IN CEILING JOIST OF CEILING
- ◆ CAULK UNDER ALL EXTERIOR SILL PLATES, INCLUDING DOOR THRESHOLDS
- ◆ INSTALL WINDOWS 1/2" ABOVE SILL TO ALLOW FOR INSTALLATION OF INSULATION.

6. ROOF SHINGLES:

- ◆ TAMKO 30 YR ARCHITECTURAL W/, 15LB FELT PAPER
- ◆ ALUMINUM STEP FLASHING ON GABLES
- ◆ LEAD FLASHING WHERE BRICK IS LOCATED
- ◆ 3 1/2" WHITE DRIP EDGE ON RAKES AND FASCIA
- ◆ 15 LB FELT PAPER APPLIES ON ROOF
- ◆ ICE AND WATER IN ALL VALLIES/EAVES AS CODE REQUIRES

8. EXTERIOR WALL SIDING:

SIDING - MASTIC:DOUBLE 4" WOOD GRAIN.

- ◆ WEATHER RESISTANT MEMBRANE APPLIED ON LIVING AREAS ONLY
- ◆ TRIM WRAPPED WITH ALUMINUM INCLUDING RAKES / FASCIA
- ◆ SOFFITS ON ALL OVERHANGS EXCLUDING PORCH WILL BE WHITE VINYL VENTED
- ◆ INSTALLATION OF 1 X 4 PANEL FREEZE BOARD ON FRONT OF HOUSE ONLY
- ◆ INSTALL STRAIGHT 7 1/4" WINDOW HEADS ON FRONT OF HOUSE ONLY AS PLAN DESCRIBES.
- ◆ INSTALL MASTIC WIDE CORNER BOARDS MODEL #TRADITIONAL 5 1/2" TMOP SMOOTH ON FRONT OF HOUSE ONLY. GARAGE AND REAR /SIDE CORNERS WILL HAVE STANDARD 3 1/2" CORNERS.
- ◆ INSTALLATION OF SKIRT BOARD ON FRONT OF HOUSE AND GARAGE ONLY AS PLAN DESCRIBES
- ◆ INSTALL KICKPLATES UNDER ALL EXTERIOR DOORS.
- ◆ INSTALL 1 X 4 VINYL BOX LINEAL AS PLAN DESCRIBES.
- ◆ INSTALL SHUTTERS AS PLAN REQUIRES.

9. ELECTRICAL: INSTALLED IN ACCORDANCE TO STATE AND LOCAL BUILDING CODES ONLY:

A. INTERIOR WIRING

- ◆ 200 AMP SERVICE
- ◆ \$1,500.00 LIGHT FIXTURE ALLOWANCE. **80% ENERGY STAR WITH CFM BULBS.** PLEASE NOTE SPECIAL CRYSTAL CHANDELIERS AND WALL SCONCES MAY REQUIRE ADDITIONAL LABOR AND COST. PLEASE FORWARD A PICTURE FOR OUR REVIEW.
- ◆ STANDARD TOGGLE WHITE SWITCHES AND PLUGS
- ◆ ONE -220- DRYER OUTLET
- ◆ ONE – 110 – WASHER OUTLET
- ◆ **ENERGY STAR EXHAUST FANS AS REQUIRED BY CODE IN ALL BATHROOMS**
- ◆ TWO (2) EXTERIOR PLUG OUTLETS (ONE OFF REAR DOOR OF HOUSE AND ONE NEXT TO FRONT DOOR)
- ◆ TWO (2) PLUGS IN GARAGE
- ◆ TWO CEILING PLUGS FOR GARAGE DOOR OPENER
- ◆ **BREAKFAST NOOK, DINING RM, LIVING ROOM AND KITCHEN, BEDROOMS, BATHROOMS, LAUNDRY ROOM, UPPER AND LOWER HALLWAY AND WALK IN CLOSETS WILL HAVE A SWITCHED CEILING OUTLETS.**
- ◆ INSTALLATION OF VENTED MICROWAVE OR EXHAUST HOOD ON A SEPARATE CIRCUIT (PLEASE NOTE COMMERCIAL STYLE HOODS MAY BE ADDITIONAL TO INSTALL)
- ◆ INSTALLATION OF ONE COOKTOP AND 110 OUTLET FOR GAS RANGE
- ◆ INSTALLATION OF ONE DISPOSAL HOOK UP
- ◆ INSTALLATION OF DISHWASHER
- ◆ INSTALLATION OF SEPARATE CIRCUIT FOR ONE REFRIGERATOR IN KITCHEN
- ◆ INSTALLATION OF WALL OVEN WITH ONE DEDICATED CIRCUIT
- ◆ WIRE FURNACE/HOT WATER HEATER/AIR CONDITIONER
- ◆ ONE (1)PHONE OUTLETS
- ◆ TWO (3)CABLE OUTLETS
- ◆ SMOKE DETECTORS AND CO DETECTOR AS REQUIRED BY CODE
- ◆ SUPPLY AND INSTALL TWO (2) PLUGS IN BASEMENT ONE OF WHICH WILL ON SERVICE PANEL
- ◆ **SUPPLY AND INSTALL (12) 5” AIR TIGHT WHITE TRIM RECESS LIGHTS WITH STANDARD CFL BULBS.**
- ◆ **ALL SECOND FLOOR CEILING BOXES WILL BE AIR TIGHT.**

B. EXTERIOR WIRING

- ◆ ONE WALL OUTLET ABOVE REAR DOOR
- ◆ ONE WALL OUTLET FOR GARAGE DOOR
- ◆ ONE OR TWO WALL OUTLET (S) ABOVE FRONT DOOR DEPENDS ON MODEL
- ◆ ONE DOOR BELL LOCATION AT FRONT DOOR ONLY.

PLEASE NOTE ALL ELECTRICAL FIXTURES ARE SUPPLIED BY CUSTOMER.

10. PLUMBING:

FIXTURES WILL BE INSTALLED AS DESCRIBED BELOW. PLEASE NOTE HANDHELD SHOWERS, MUDPANS FOR TILED SHOWER UNITS, 8" SPREAD FAUCETS, AND ANY LABOR FOR FIXTURES NOT MENTIONED BELOW WILL BE ADDITIONAL.

PLUMBING TO STATE CODE W/PLASTIC WATER LEADS AND PLASTIC DRAINS.

C. KITCHEN:

- ◆ SUPPLY LABOR TO INSTALL KITCHEN SINK AND FAUCET
 - 1 - STERLING MCALLISTER # 11600 SINGLE BOWL OR 11605 DOUBLE BOWL – UNDERMOUNT KITCHEN SINK
 - 1 - KOHLER KP15172F , K560-CP , K596-CP KITCHEN FAUCET
- ◆ SUPPLY LABOR TO INSTALL ONE DISHWASHER HOOK-UP
- ◆ SUPPLY LABOR TO INSTALL ONE GARBAGE DISPOSAL (GARBAGE DISPOSAL IS TAKEN OUT OF APPLIANCE ALLOWANCE)
- ◆ LAUNDRY 1ST OR 2ND FLOOR OR PER HOUSE PLAN:

D. DOWN(1/2 BATH) LAVATORY: WHITE ONLY

- ◆ PEDASTAL SINK – ARCHER K2359-4 OR VANITY AS HOUSE PLAN DESCRIBES
- ◆ 1 –FAUCETS – DEVONSHIRE K 393-N4 , CORALAIS K 1524-4 / K 15182-F , ALTEO K 45100-4 PC LAV FAUCET 4" CENTER
- ◆ CULTURED MARBLE TOP W/ INLAY SINK AS PLAN DESCRIBES
- ◆ 1 - STERLING STE 402215 ELONGATED TOILET
- ◆ 1 - KOHLER K 4774 C/F EL SEAT.

E. MAIN BATHROOM: WHITE ONLY

- ◆ 1 – STERLING ADVANTAGE 5' FIBERGLASS TUB/SHOWER # 61030120 RH DRAIN OR # 61030110 LH DRAIN. 60" X 30" AS PLAN DESCRIBES.
- ◆ SHOWER HEAD /TUB TRIM AND FAUCET CORALAIS – KT15601-4 OR ALTEO KT 45104-4 PC. SHOWER/TUB TRIM AND FAUCET
- ◆ SHOWER VALVE K 304
- ◆ CULTURED MARBLE TOP W/ INLAY SINK
- ◆ FAUCET (1) – DEVONSHIRE K 393-N4 , CORALAIS K 1524-4 / K 15182-F , ALTEO K 45100-4 PC LAV FAUCET 4" CENTER
- ◆ 1 - STERLING STE 402215 ELONGATED TOILET
- ◆ 1 - KOHLER K 4774 C/F EL SEAT.

F. MASTER BATH: WHITE ONLY

- ◆ 1 – SWANSTONE 34" X 60" WHITE SHOWER BASE WITH CENTER DRAIN
- ◆ 1 – SHOWER HEAD / TRIM AND FAUCET CORALAIS – KT15611 OR ALTEO KT 45123 PC. SHOWER/TUB TRIM AND FAUCET
- ◆ 1 - 2" SHOWER DRAIN
- ◆ CULTURED MARBLE TOP W/ INLAY SINKS
- ◆ FAUCET (2) – DEVONSHIRE K 393-N4 , CORALAIS K 1524-4 / K 15182-F , ALTEO K 45100-4 PC LAV FAUCET 4" CENTER
- ◆ STERLING STE 402215 ELONGATED TOILET
- ◆ 1 - KOHLER K 4774 C/F EL SEAT
- ◆ WHIRLPOOL TUB AND DECK MOUNT FAUCET

G. MISCELLANEOUS PLUMBING ITEMS:

- ◆ 2 – ½" NON-FREEZE SILCOCKS
- ◆ 1 – 66 GALLON (Propane) GAS FIRED HOT WATER HEATER W/POWER VENTER.
- ◆ 1 – ICE MAKER HOOK UP
- ◆ GAS LINE FOR FIREPLACE / FURNACE / GAS RANGE / HOT WATER HEATER AND HOOKUP

11. HEATING/AIR CONDITIONING:

NATURAL GAS (Propane) FIRED HOT AIR SYSTEM COMPLETED ACCORDING TO CODE.

PLEASE NOTE FLOOR REGISTER AND WALL RETURNS WILL BE PLACED AT OUR DISCRETION AND IN ACCORDANCE WITH THE BUILDING CODE. IF YOU WOULD LIKE TO HAVE ANY OF THESE MOVED, YOU MUST DO SO IN WRITING AND HAVE A SIGNED OFF CHANGE ORDER BY MANNARINO BUILDERS, INC. IT IS YOUR RESPONSIBILITY TO NOTIFY US IN WRITING BEFORE THE WORK IS STARTED.

- ◆ **1- HEIL 60,000 BTU – MODEL # NATURAL GAS FURNACE**
- ◆ **1- HEIL CONDENSING UNIT DEPENDS ON MODEL (30,000 BTU MODEL # HXA630**
- ◆ **SUPPLY AND INSTALL TWO ZONE FOR HEAT AND TWO ZONE FOR AIR CONDITIONING W/ TWO 7 DAY PROGRAMMABLE THERMOSTATS.**
- ◆ **STANDARD FILTER**
- ◆ **SUPPLY LABOR AND MATERIAL TO INSTALL DRYER VENT.**
- ◆ **ALL FLOOR REGISTERS WILL BE STANDARD BROWN AND ALL WALL REGISTERS WILL BE WHITE.**
- ◆ **TAPE ALL DUCT WORK SEAMS WITH UL181 APPROVED TAPE**
- ◆ **ENSURE TIGHT SEAL IN FLOOR PENETRATIONS (**
- ◆ **VENTED MICROWAVE OR HOOD .**

12. WINDOWS AND DOORS: ALL WINDOWS AND DOORS SIZES PER PLAN

- ◆ **ALL HARVEY ENERGY STAR (LOW E /ARGON GAS) VINYL VICON DOUBLE HUNG THERMOPANE WINDOWS W/SCREENS, AND GRILLS BETWEEN THE GLASS AND EXTENSION JAMBS FACTORY APPLIED. U- FACTOR .32 / R VALUE 3.13 / SHGC .3**
- ◆ **SECONDARY DOORS WILL BE THERMATRU SMOOTH STAR METAL INSULATED DOORS AS PER PLAN. 15 LITE DOORS 3.030 R VALUE / 9 LITE DOORS 3.846 R VALUE**
- ◆ **FRONT DOOR WILL BE THERMATRU SMOOTH STAR SIX PANEL STEEL INSULATED DOOR W/TWO 10" SIDELIGHTS OR AS PLAN DESCRIBES. R VALUE 6.667**
- ◆ **6068 SLIDNG GLASS DOORS AS PER PLAN. R VALUE W/LOWE/ARGON 3.23 / U VALUE .31**
- ◆ **GARAGE DOORS: STEEL INSULATED RAISED PANEL DOORS
2-9' X 7' WAYNE DALTON 8100 SERIES – COLONIAL STYLE STEEL
INSULATED DOORS W/OPENERS AND SENSORS AS PLAN DESCRIBES.**

13. GUTTERS:

ALUMINUM BAKED ENAMEL WHITE (COLORS ARE EXTRA)

14. INTERIOR PAINTING: SHERWIN WILLIAMS PAINT ONLY

- ◆ WALLS WILL BE PAINTED WITH TWO COATS OF FLAT SW 7009 PEARLY WHITE (ANY VARIATION IN COLOR IS EXTRA) PLEASE NOTE COLORS THAT TAKE MORE THAN TWO COATS WILL BE ADDITIONAL.
- ◆ TRIM WILL BE PAINTED WITH SEMI-GLOSS SW 7009 PEARLY WHITE (TWO COATS)
- ◆ CEILING WILL BE PAINTED SMOOTH IN SW 7009 PEARLY WHITE , SAME AS WALLS
- ◆ MAIN STAIRS: STAINED SPINDLES, RISERS, TREADS, STRINGERS, RAILINGS.
- ◆ GARAGE WILL BE PAINTED SW 7009 PEARLY WHITE OVER TWO COATS OF TAPE ONLY INCLUDING WINDOWS
- ◆ ALL INTERIOR CLOSETS WILL BE PAINTED SW 7009 PEARLY WHITE .
- ◆ BASEMENT STAIRWELL WILL BE PAINTED SW 7009 PEARLY WHITE.
- ◆ BASEMENT STEPS WILL BE PAINTED GRAY

EXTERIOR PAINTING.

FRONT DOOR – TWO COATS OF LATEX - CUSTOMERS CHOICE OF COLOR
COLUMNS ON FRONT PORCH AS PLAN DESCRIBES
ALL SECONDARY DOORS AND KICK PLATES WIL BE PAINTED WHITE

15. INSULATION:

- ◆ R-49 CEILING BLOWN INTO ATTIC
- ◆ ALL SLOPED CEILINGS WILL HAVE R-30 FIBERGLASS BATT INSULATION
- ◆ R-19 FIBERGLASS BATT INSULATION BASEMENT CEILING AND WALK OUT WALLS
- ◆ R-21 FIRST AND SECOND FLOOR WALLS INCLUDING RIM JOISTS AND SILL
- ◆ STAIRWELL BASEMENT R-13

16. DRYWALL:

- ◆ 1/2" DRYWALL TAPED WITH THREE COATS ON CEILING
- ◆ THREE COATS ON WALLS (9' 1ST FL WALLS, 8' 2ND FLOOR WALLS)
- ◆ DRYWALL ENTIRE BASEMENT STAIRWELL AND GARAGE (ENTIRE GARAGE WILL BE TAPED WITH TWO COATS FOR FIRE CODE ONLY)
- ◆ CEILINGS: PREPPED FOR SMOOTH CEILING
- ◆ SQUARE CORNERS THROUGH OUT HOUSE

17. FLOOR COVERING:

ALL FLOORING ALLOWANCES INCLUDE LABOR AND MATERIAL AND MUST BE PICKED OUT AT DALENE FLOORING. 45 NUTMEG ROAD SOUTH, SOUTH WINDSOR, CT, 06074. ASK FOR JEFF FAIRCHILD. 289-4305.

- ◆ CARPET:
\$ 2.25 PER S.F. ALLOWANCE W/6 LB PADDING (ALL BEDROOMS AND ROOM OVER GARAGE) STAIR RUNNERS ARE ADDITIONAL.
- ◆ TILE FLOORS: \$ 6.25 PER SQ. FT. INCLUDING MATERIAL AND LABOR IN ALL BATHROOMS AND LAUNDRY ROOM, WHITE MARBLE THRESHOLDS BETWEEN TILE AND CARPET EXCEPT WHERE OAK CONNECTS TO BATHROOMS, ADDITIONAL TILED AREAS WILL REQUIRE UNDERLAYMENT WHICH WE WILL SUPPLY AND INSTALL FOR \$65.00 PER 4' X 8' SHEET.
 - A. **TILED BACK SPLASH ALLOWANCE IN KITCHEN - \$ 1,000.00 ALLOWANCE INCLUDING MATERIAL AND LABOR.**
 - B. **MASTERBATH SHOWER WALLS UP TO CEILING:** \$ 6.25 PER SQ. MATERIAL AND LABOR – TWO CONER MARBLE SHELVES.
- ◆ WOOD:
BRUCE WOOD FLOORING WALTHAM STRIP OR EQUIVALENT PRE FINISHED ¾" X 2 1/4" OAK FLOORING FINISHED NATURAL # C8210 IN KITCHEN/NOOK, DINING ROOM, OFFICE , FAMILY ROOM AND LOWER AND UPPER FOYER. PLEASE NOTE STAINING IS ADDITIONAL.

18. CABINETS/COUNTERS: WOLF CLASSIC CABINETS –

- A. **KITCHEN – HUDSON SERIES WITH STANDARD HARDWARE**
- B. **BATHROOM VANITIES – DARTMOUTH OR SAGINAW SERIES**
- C. **KITCHEN INCLUDES CORNER TOWER CABINET WITH GLASS DOOR / OVEN CABINET AND CABINET BASE FOR COOKTOP.**

TO BE SELECTED AT SANFORD AND HAWLEY ASK FOR JEFF PERKINS STANDARD KITCHEN LAYOUT-CABINETS ARE EITHER OAK OR MAPLE. (PLEASE NOTE: KITCHEN LAYOUT MUST BE FINALIZED BEFORE CONSTRUCTION BEGINS: ALLOWANCE INCLUDES KITCHEN CABINETS, BATHROOM VANITIES (LAUNDRY ROOM, CUSTOM BUILT-INS ARE ADDITIONAL) COUNTER TOPS AND INSTALLATION. \$ ALLOWANCE PER HOUSE PLAN.

COUNTER TOPS:

- A. **GRANITE COUNTERS IN KITCHEN AND WITH STANDARD EDGE AND 4" BACKSPLASH**
- B. **STANDARD CULTURED MARBLE TOPS IN FIRST FLOOR BATH, UPHALL BATH AND MASTERBATH WITH STANDARD EDGES - BOWL STYLES – LAGUNA OR MALIBU.**

19. STAIRS/RAILING SYSTEMS: STANDARD COLONIAL APPLICATION.

MAIN STAIRCASE – OAK TREADS, PINE OR POPLAR POSTS, RAILINGS, RISERS AND STRINGERS W/STAIN GRADE POPLAR SPINDLES.
BASMENT STAIRS – PINE BOX STAIR WITH PINE TREADS

20. INTERIOR TRIM AND DOORS:

- ◆ 6 PANEL HOLLOW CORE SMOOTH MOLDED FLAT DOORS
- ◆ FINGER JOINTED JAMBS/CASINGS ONLY
- ◆ 2 ½” COLONIAL CASING(WINDOWS DOORS)
- ◆ 5 1/4” BASEBOARD MOLDING W/SHOE MOLDING APPLIED ON OAK FLOORING AREAS ONLY. WALL PLUGS IN BASEBOARD WHERE SHADOW BOXES ARE ONLY.
- ◆ CASED OPENINGS AS PER PLAN
- ◆ ROUND INTERIOR KNOBS SCHALGE PLYMOUTH # 619 WITH SATIN NICKEL FINISH
- ◆ ROUND EXTERIOR KNOBS SCHALGE PLYMOUTH # 619 WITH SATIN NICKEL FINISH KEYED LOCKS ON EXTERIOR DOORS. FRONT DOOR WILL HAVE GRIP ENTRY LOCK AND DEADBOLT.
- ◆ INSTALL STAIRS TO GARAGE
- ◆ INSTALL RAILING ON BASEMENT STAIRS.
- ◆ INSTALL CULTURED MARBLE TOPS
- ◆ **SUPPLY AND INSTALL STANDARD SHADOW BOXES WITH STANDARD CHAIR RAIL IN LOWER FOYER UP T WALL OF MAIN STAIR CASE.**
- ◆ **SUPPLY AND INSTALL CUSTOM PEDIMENT HEADS (2 ½” CASING / BREAST BOARD / CROWN MOLDING) IN THE FOLLOWING LOCATIONS:**
 - **TWO SINGLE DINING ROOM WINDOWS / TWO SINGLE LIVING ROOM WINDOWS / ENTRANCE FROM FOYER TO DINING ROOM / ENTRANCE FROM FOYER TO OFFICE / INTERIOR SIDE OF FRONT DOOR / ABOVE SLIDING GLASS DOOR.**

23. SHELVING: ALLOWANCE INCLUDING MATERIAL AND INSTALLATION. ONE SHELF AND POLE FOR EACH BEDROOM CLOSET, ONE SHELF OVER NON STACKABLE WASHER AND DRYER, FOUR SHELVES IN PANTRY AND LINEN CLOSETS. ONE SHELF AND POLE IN COAT CLOSETS.

24. FIREPLACE: GAS (Propane) FIREPLACE WITH CULTURED BEIGE MARBLE OR SLATE HEARTH 20” X 72” WITH CHAMBERSBERG SHELF MANTLE AND **VERSETTA STONE FULL WIDTH OF HEARTH AND 60” +/- HIGH UP TO MANTLE.**

25. APPLIANCES: ENERGY STAR RATED - \$5,500.00 ALLOWANCE. OR SELECT OUR PACKAGE BELOW. PLEASE NOTE MANNARINO BUILDERS, INC. WILL NOT INSTALL REFRIGERATORS, WASHERS AND DRYERS. PLEASE HAVE YOUR APPLIANCE COMPANY OR MOVERS INSTALL.

24. MIRRORS: SQUARE EDGE 42” HIGH AND THE FULL LENGTH OF VANITY.

25. SHOWER DOORS / TOWEL BARS AND TOILET PAPER HOLDERS:

- A. SHOWER \$ 650.00 ALLOWANCE INCLUDING MATERIAL AND LABOR.
- B. TOWEL BARS AND TOILET PAPER HOLDERS – CHROME OR BRUSHED NICKEL (3- TOILET PAPER HOLDERS , THREE 24” TOWEL RACKS, TWO TOWEL RINGS)

Lot # 2 (470) Foster Road, Collins Corner, South Windsor, CT

26. REAR DECK:

- PRESSURE TREATED FRAME. (36 S.F.)
- 2 X 8 P. T. FLOOR JOISTS
- 5/4 X6" TREX DECKING SCREWED IN PLACE
- WHITE VYNL RAILING SYSTEM
- ONE SET OF OPEN RISER STAIRS TO GRADE ON TO CONCRETE 30" X 36" PAD.

27. DRIVEWAY:

BITUMINOUS PAVEMENT ACCORDING TO PLOT PLAN.

28. LANDSCAPING :

- ◆ RAKE AND HYDRO SEED DISTURBED AREAS WITH ONSITE TOPSOIL ONLY. (PLEASE NOTE MANNARINO BUILDERS, INC. WILL NOT BE RESPONSIBLE FOR SEED GERMINATION, WATERING OF LAWNS AND WASH OUTS)

29. WALKWAY: 4' WIDE FROM DRIVEWAY TO FRONT DOOR STEPS; STANDARD BRICK PAVERS SELECTED AT HARKENS LANDSCAPE SUPPLY IN EAST WINDSOR. SEE JAMIE.

30. WHAT IS INCLUDED:

PLEASE NOTE IF IT IS NOT MENTIONED ABOVE OR ON HOUSE PLAN, IT IS NOT INCLUDED.

31. CHANGES/EXTRAS:

ALL CHANGES AND EXTRAS MUST BE IN WRITING AND WILL NOT BE IMPLEMENTED UNLESS SIGNED AND PAID FOR AT TIME OF SIGNING INVOICE.