

Bob Tessier, Owner

174 Calef Highway, Barrington, NH
Cell 603-765-0546 | Office/Fax 603-330-0394
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Mail P. O. Box 703, Barrington, NH 03825

Preliminary Contract Specifications Tessier Residence, Barrington NH

Site Work:

Cut and remove trees necessary for the construction of the designed home.

Stumps shall be buried on site.

There is no allowance or consideration for ledge removal, stump dumps or buried materials on site that require excessive digging and fill.

Construct a 12' wide gravel (dirt) driveway to garage.

Remove all debris and trash from job site.

Install septic system as per state-approved 3 bedroom design

Spread screened loam over all disturbed areas.

Seed all loamed areas with standard landscape mix.

Install well to 350' with sufficient water volume for domestic use.

- Water will meet federal primary drinking water standards

- Any water filtration for minerals, metals, odor etc.. will be the responsibility of the customer

Foundation:

Footings will be 8"x16" poured concrete.

Basement walls will be 8"thick 7'10" high poured concrete

Garage and frost walls will be 8" thick 3'10" high poured concrete

Lally column piers will be a minimum of 24"x24"x8"

Lally Columns will be 3 ½" steel/concrete

Foundation walls will be water plugged at ties and one coat of foundation coating.

Exterior stone and pipe foundation drains to be installed with gravity outfall to daylight.

Basement slab will be 3 ½" thick (3500 psi) concrete with fiber mesh

Garage slab will be 4" thick (3500psi) concrete with fiber mesh. It will be pitch 2" for drainage.

Framing:

First and second floor to be framed with 2x10"K.D. SPF, 16" O.C.

First floor to be framed on a 2x6" PT sill plate secured with anchor bolts.

Subflooring will be ¾" T&G Advantech, glued and nailed.

1/4" superply underlayment or equivalent will be used under vinyl floors

½" Hardiboard or equivalent will be used under tile



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Framing (continued):

Walls will be framed with 2x6" K.D. SPF 24" O.C.

Sheathing will be 7/16" OSB

Interior partitions will be framed with 2x4" K.D. SPF studs 16" O.C.

Second floor ceiling will be 2x10" KD joists 16" O.C. with 1x3" strapping for sheetrock

Roof framing will be 2X10" KD 16" O.C. as required by code

Roof sheathing will be ½" OSB.

Garage walls will be framed with 2x6" KD, 16" O.C.

Stairs will have a max. rise of 7 ¾" and minimum tread width of 10"

Rear deck:

12'x12' framed with ACQ (environmentally safe) pres. treated lumber 2x8" joists 16" O.C.

Footings will be 8" round 4' deep.

5/4" ACQ PT decking will be fastened galv. Ring nails

Railings will be standard design with pressure treated 2x2" balusters.

Deck size can be altered for \$20 a sq ft.

Exterior:

Typar, or equivalent, housewrap under vinyl siding.

Vinyl siding color to be determined by buyer from samples provided.

-Siding choice to be from Certainteed "Mainstreet", Alcoa "Meadowbrook" or Mastic "Carviewood"

-Any other brands, styles, premium or dark colors will be extra

White vinyl trim will be used on the corners of the house.

Facia, soffits and rakes will be wrapped in white aluminum.

Roof will be IKO Cambridge limited lifetime architectural asphalt shingles.

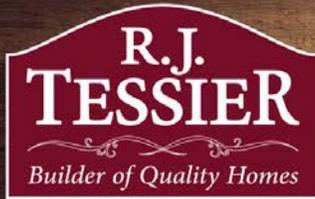
One course of ice and water shield will be applied over soffits.

15# felt paper under shingles

Cobra ridge vent will be incorporated with soffit vents.

Standard size shutters can be added for \$60 a pair.

Special order sizes will be an additional fee



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Windows and Exterior Doors:

Ply-Gem all vinyl insulated glass tilt-in windows as shown in plans.

-Eastern casing with historical sill can be used for an additional \$60 a window

Windows will have screens and white grills 6/6 between the panes of glass.

All exterior doors will be fiberglass insulated Therma Tru or equivalent with standard brass hardware.

2 white single layer steel 9'x8' raised panel garage doors (no windows).

-Garage door openers can be added for an additional \$350.00 ea.

-Sandwich steel insulated doors can be upgraded for an additional \$600

Insulation:

Basement: R-19 on ceiling

Walls: R-21 fiberglass with poly vapor barrier

Ceiling: Kraft faced R-38 fiberglass.

Attic: None

Garage: not insulated.

Plumbing:

Copper, PVC and PEX system for 2 ½ baths, kitchen.

Whole house sediment filter will be installed in the basement

Oasis fiberglass shower/tub units white or almond determined by buyer

-5' tub/shower unit in main bath

-5' shower unit in master bath

Stainless steel kitchen sink (2 bowl) with single level chrome faucet and sprayer

For upgrade through builder's supplier an \$70.00 credit will be given for sink

For upgrade through builder's supplier an \$70.00 credit will be given for faucet

Builder does not cover faucets, supplied by owner, under warranty

Mansfield (or equivalent) toilets and drop lavatories. White or almond determined by buyer

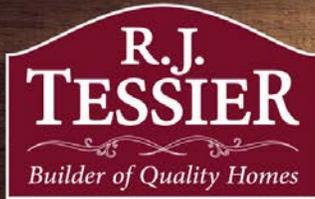
2 exterior hose connections

Heating:

Forced hot water oil heat with two zones and round Honeywell Thermostats

Boiler to be Weil McLain or equivalent cast iron boiler vented to the exterior with a side shot power vent.

275 gallon UL listed oil tank placed in basement



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Electrical:

200 Amp overhead service. Meter located on house as determined by utility guidelines
40 circuit breaker panel located in basement.

White or almond outlets and switches

Lights and outlets will be installed as required by code. Additional lighting and extra outlets will be considered additional work and billed accordingly as per contract agreement.

Any recessed lights shall be supplied by the contractor the customer will be charged \$45 per fixture.

4 cable locations

4 phone jacks

2 ceiling fan locations

Interior:

Doors: molded 6 panel masonite pre-hung with 2 ½" colonial casing with standard brass Plymouth hardware

-Owner to choose smooth or wood grain texture doors

-Solid masonite doors can be upgraded for \$75 a door

2 ½" colonial trim will be used around all door and windows.

Windows will have a 4 ½" sill except kitchen casement.

Base molding will be 3 ½" colonial

-3 ½" casing and 5 ½" speed base molding can be upgraded for \$2500

Wire shelving will be installed in all closets

Cabinets: Wellborn Forest, Berlington Maple (Honey) as shown in approved plan

Flooring: As shown on approved plan (allowances)

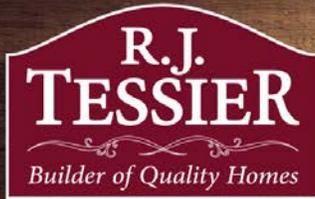
Carpet: \$18.00/ sq. yd (2 colors)

Vinyl: \$22.00/sq. yd (Kitchen, baths,laundry)

Hardwood: \$7.00/sq. ft (\$63/ sq.yd) Somorset pre-finished Red oak

Drywall:

½" drywall on all walls and ceilings first and second floors, smooth finish. Fire code drywall in garage as required per code with one coat of mud. Moisture resistant drywall as required.



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Painting:

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

Chimney: (EXTRA)

Gas fired manufactured fireplace with a direct vent can be added into the living room for \$1600

-a fireplace bumpout can be added to the side of the side of the house for an additional \$650

Warranty:

R.J. Tessier shall construct this home in accordance with all Federal, State and Local regulations including the 2009 IRC Building Code. R.J. Tessier shall warranty all labor and material for a period of one year from the date the certificate of occupancy is issued.