

ARNONE Building & Remodeling Inc.

3-18-12

44 Virginia Rail Drive, Bethany, Ct 06524

Established 1973, 38th Anniversary

Home Improvement # HIC 550463

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Jack & Jill
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CONTRACT CONTRACT CONTRACT CONTRACT CONTRACT CONTRACT CONTRACT CONTRACT

Convert present Cape (34' 0" + - long x 26' 0" + - wide) into a Colonial (same size).

Includes following.....

1. Building Permit includes blueprints (apply & cost of permit).
2. Zoning Permit (applies & cost of permit). Additional cost if a A-2 survey is requested / required.
3. Heating Permit (apply & cost of permit)
4. Plumbing Permit (apply & cost of permit)
5. Cooling Permit (A.C) (apply & cost of permit)
6. Dumpster rentals. Placed in driveway.
7. Portal toilet rental.
8. Taxes, delivery, clean up, tools, equipment, material & labor.
9. Licensed & Insured (printable documents provided on web site for homeowner to obtain)
10. Starting date & Completion date (see page 9)
11. Payment Schedule (see page 8)
12. 3 day cancellation notice (see page 9)
13. Allowance Schedule (see page 7)
14. List of Items not included (see page 8)
15. List of Homeowners responsibilities (Highlighted in this color)

Preparation

1. Homeowner responsible to remove all furniture & personal belongings prior to starting project.
2. Homeowner to tag any other items not yet removed that they want contractor to save. Note, Contractor not responsible if damaged and tub not savable. .
3. Homeowner responsible to have all their vehicles removed from driveway on scheduled days of work prior to starting work.
4. Contractor has intentions of saving following items that will be reused. (Tub diverter, combination light / exhaust unit, toilet & seat, bathroom accessories).

5. Build a temporary section of floor (framing & plywood) to cover present stair opening. This section of floor will have a trap door for up & down access. This temporary section of floor serves multi-purposes (no individual falling during construction , no dust or falling objects entering present first floor, heat not escaping into attic)
6. Gut entire interior of attic (finish flooring , insulation , drywall , interior partitions , trim)
7. Disconnect present heating system in attic & cap.
8. Disconnect present electrical (wires, outlets, switches, etc.) in attic.
9. Install missing plywood flooring on areas of floor that were original in unfinished areas of attic.
10. Pre-fabricate all exterior walls in attic prior to removing house roof. Exterior walls will consist of 2" x 4" fir studs, 16" on center, double top plate & single bottom plate. Wall height will be 8' 0". Support headers for all windows will be two 2" x 8" fir with plywood sandwiched between them. Wall sheathing will be ½" plywood. Wall sheathing will be covered with tyvek (house wrap, acts as a vapor barrier).

Roof Demolition (This would be done on a day with 0 % chance of rain, including following 2 days)

1. Completely remove main roof structure, including present rear bathroom dormer structure.
2. Completely remove both main house gable walls. Present 1st floor gable roof of side entrance porch will remain.
3. Also remaining will be present masonry chimney.
4. Cover entire house structure with a 1 piece 40' x 60' tarp and strap down.
5. Homeowner responsible for family members, their friends & guest to be beyond 25' of exterior house structure during this phase..

New 2nd story Structure

1. Remove tarp.
2. Erect pre-fabricated exterior walls & brace.
3. Install roof trusses (pre-fabricated, 8/ 12 pitch, 1' 0" overhang front & back, storage type) entire roof. Trusses installed 24" on center.
4. Install ½" plywood on roof with H-clips.
5. Install ½" plywood on both gable ends of roof trusses with house wrap.
6. Homeowner responsible for family members, their friends & guest to be beyond 25' of exterior house structure during this phase.

Roof

1. Apply a rolled, rubberized material along the bottom 3' 0" of roof (front & back). This product seals the penetration of roof shingle nails in case of gutters being "backed -up "during water freezing in gutters.
2. Rest of roof covered with tar paper (acts as vapor barrier).
3. Install white metal aluminum roof edging along entire perimeter. (Rake edge & drip edge).
4. Install "Architectural" type roof shingles, minimum 30 years. Homeowner to select color from samples provided by contractor.
5. Chimney will be extended through roof, complete with flashing. Match same " Red Brick "
6. Present side entrance roof will also be shingled with same matching shingles. Complete with flashing.

Other exterior structure project.

1. Remove present hollow, pre-fabricated front entrance concrete stoop.
2. Pour new solid concrete stoop (same size as original) with proper footings in front.
3. Install blue-stone along perimeter (3 exposed sides) and flag stone in middle.
4. Construct a gable roof (same pitch 8/12) with cathedral ceiling & open in front to view electrical fixture (hanging chandelier). **Homeowner to select electrical fixture.** Note, present 2 front wall sconces to remain).
5. Supported by 2 columns. **(Homeowner to select round or square columns).**
6. No railing or front step included.

Windows (10 windows on newly constructed 2nd floor, 9 double hung & 1 octagon- none venting)
(8 windows on existing 1st floor, all except kitchen sink window, all are double hung, same Location, leaving existing interior trim alone)

1. Brand name "Andersen ", model name "American Craftsman 8500 series ".
2. White vinyl, interior / exterior.
3. Insect screens
4. Grids built in glass. White in color. 6 grids over 6 grids. Colonial style. No build in grids for octagon.
5. Insulated glass, low-e glass.
6. Tilt inward sashes for easy cleaning.
7. 1 "egress window "per bedroom required. Minimum size is approximately 3' 0" wide x 4' 6" in height. All 3 Egress windows will be on gable ends.
8. Remaining bedroom windows on 2nd floor and walk-in closet window (4) will be same size as present 1st floor front windows (dining room / living room)
9. Both bathroom windows on 2nd floor will be 2' 0" x 3' 0" in size.

Exterior Wall Finish

1. Remove all existing aluminum siding on entire house, including white aluminum trim & gutters.
2. Any remaining original siding if any (behind removed aluminum siding) will remain.
3. Apply sheets of insulation board equal to an R-4 value over all exterior walls (new & existing) prior to installing new vinyl siding. This additional R-4 value along with the interior fiberglass insulation between studs of an R-15 value, meet total requirements of R-19 value for exterior walls.
4. Vinyl siding will be a horizontal clap board application. **Homeowner to select from samples supplied by contractors (options on color , course size of double 4" or double 5" , texture of either wood grain or smooth).**
5. Includes all exterior aluminum trim were required (rake boards , fascia boards, door casing ,window casing)
6. Includes vinyl vented soffits (overhangs front & back).
7. Includes vinyl channel siding for front & side porch ceilings. Similar to soffit material without the vent holes.
8. Includes 1 gable louver (white vinyl) on each main house gable.
9. Includes new white aluminum seamless gutters & leaders entire house including both porches.

Interior Partitions (All non-bearing due to roof trusses.) (See floor plan for locations / designs)

1. Studs are 2" x 4" fir, 16" on center with both single top & bottom plate.
2. Headers for all doors are double 2" x 4".
3. Frame access opening above existing stairs in new ceiling for folding stairs leading to attic.
4. Not yet shown on floor plan and to be determined in the field are locations of 4 required chases (from new attic floor height downward to 1st floor ceiling). These chases are for existing kitchen, dining room, bedroom & living room). Objective is to place in newly created 2nd floor closets. Homeowner can select any other area, only if possible, if not able to place in closet).
5. Important note, the only possible restrictions of proposed floor plan is the exact location of both toilets and tub. Each of these 3 items has a pre-determined location for a floor drain. Can't have an existing structural floor joist obstruct drain location. These 3 items however could be shifted a couple inches either direction to avoid existing framing. If homeowner is adamant about precise location, contractor is able to re-frame existing floor structure for additional charge. Shower stall drain not an issue because it's a "custom" tile floor and placement of drain is flexible.

Rough Plumbing

1. Re-route, remove, reuse or cap existing plumbing from original bathroom.
2. Install new floor drains, water lines & vent pipes for 2 new full bathrooms. Each bathroom has a double bowl sink. Includes shut off value on both toilets & both vanities.
3. Install "floor liner" in shower stall floor.
4. Install same shower diverter for kid's bathroom.
5. Master bathroom diverter will be a "basic install" (1 shower head). Additional cost for additional shower heads).

Heating & A.C work

1. Install a "TRANE" 13 S.E.E.R (Seasonal Energy Efficiency Rating) , 3 ton heat pump system with matching Trane air handler,
2. 1 10KW (kilo watt) backup electric strip heater in air handler.
3. 1 "Honeywell" 2 stage heat pump thermostat.
4. All necessary refrigeration and condensate piping.
5. 1 single zone duct system in attic. 2nd floor venting will be coming from ceiling, 1 on each exterior wall of each bedroom & 1 each in bathrooms. Also includes duct system (in chases) from new attic to existing floor ceilings. 4 locations, 1 in dining room, kitchen, living room & bedroom.
6. Includes manual operated balancing dampers for seasonal change. Return plenum will be lined for sound control.
7. Vent covers will be white.
8. All electrical hook-ups.

Rough Electrical

1. New circuit panel (sub panel) will be placed in new 2nd floor hallway wall.
2. Wall outlets to code.
3. Each bathroom with 1 G.F.I wall outlet near vanity.
4. Each bathroom with light fixture over vanity on wall.
5. Each bathroom with a combination ceiling light / exhaust unit.
6. 1 recess light in shower stall.

7. Each bedroom with ceiling mounted light fixture.
8. 2 recess lights in walk-in closet.
9. Each bedroom with cable jack for T.V.
10. Master bedroom with phone jack.
11. 1 ceiling mounted light fixture in hallway.
12. Smoke detectors each bedroom (battery operated).
13. Install 1 new hanging light fixture in front porch ceiling including switch.
14. 3 lights in attic.
15. Dimmers, paddle fans, more G.F.I outlets over vanities, digital thermostat additional cost.

Insulation

1. Install R-15 (3 ½" thick) fiberglass insulation in all exterior walls. Includes vapor barrier.
2. Install R-38 (12" thick) fiberglass insulation in entire ceiling. Includes vapor barrier.
3. Install baffles, between all trusses directly over the front & rear exterior walls. Baffles create an "air flow passage" from exterior soffits to attic area.

Drywall

1. Install ½" thick "Standard" drywall on all walls & ceilings.....
2. Except both bathrooms will have ½" thick "Moisture / Mold resistant" drywall on all walls & ceilings.....
3. Except walls in shower stall & tub will have ½" thick concrete boards.
4. All wall areas that will be eventually painted will have 3 coats of tape applied and sanded.
5. All areas of walls & ceiling that will either be tiled or covered with wainscoting will have only 1 coat of tape.

Floor finish (oak)

1. All bedrooms including closets.
2. Hallway
3. Oak will be "Red Oak", ¾" thick, tongue & groove, random lengths, 2 ¼" wide.
4. Includes rosin paper (vapor barrier) under oak.
5. Apply 3 coats of clear polyurethane, sand in between coats.
6. Homeowner to select finish (satin, semi-gloss, high gloss).

Floor finish (tile)

1. Both bathrooms (including under vanities).
2. Standard design, diagonal extra.
3. Includes marble saddle under entrance doors.
4. Includes grout.
5. Homeowner to select tile & grout color.

Wall finishes (wainscoting)

1. Kid's bathroom (excludes tub & closet).
2. Pre-finished MDF board. Glued & nailed to wall. Approximately 3' 0" to 3' 6" in height.
3. Includes all necessary trim (base, outside corners, top cap).

Wall finish (tile)

1. 3 walls of tub & 3 walls of shower stall to ceiling height... Each with 2 corner shelves.
2. Interior jambs (3) of bath tub window will also be tiled (no wood).
3. Interior window sill (1) of bathroom will be 1 piece marble (no wood).
4. Includes grout & caulk.
5. Homeowner to select grout color and tile.

Ceiling finish (tile)

1. Shower stall
2. Grout & caulk.
3. Homeowner to select grout color and tile.

Special work (tile on shower stall floor).

1. Pour 2" – 3" of concrete over shower liner. Pitch toward center floor drain.
2. Apply mosaic type tile sheets on floor. Maximum size of 2" square. Need to be this size due to floor being concave and not flat (due to proper drainage).
3. Grout & caulk.
4. A "curb" will separate shower floor from rest of bathroom floor. Top of this curb will have a marble threshold. (About 6" wide x 4' long x 1" thick).
5. Homeowner to select tile, color grout & threshold.

Interior doors

1. Interior doors. (See floor plan for location, amount & type).
2. Total of 1 pocket door (master bedroom walk-in closet)
3. Total of 7 single swinging (entrance doors of 2 bathrooms , 3 bedrooms , front kids bedroom closet, kids bathroom closet .
4. Total of 1 double swinging (French type), rear bedroom closet.
5. Total of 1 sliding door (master bathroom closet)
6. No bi-folds ,
7. All doors will be 2 panels in style, solid, pre-primed.
8. Includes standard door knob hardware.

Interior trim

1. Crown molding in 3 bedrooms only (excludes closets). 2 ½" in size, caulked & pre-primed.
2. Base molding & shoe molding through-out.(pre-primed)
3. Folding stairs (wooden) includes ceiling trim.
4. Door & window casing (pre-primed).
5. Shelving in all closets. Standard 1 shelf & closet pole under shelf in each bedroom. Wood.
6. Shelving in both bathroom closets. 3 shelves each, wood.

Odds & Ends

1. Install a 4' x 6' mirror in master bathroom over vanity & a 4' x 5' in kid's bathroom.
2. Remove all stickers on window glass and clean glass.
3. Door stops placed on all swinging door hinges to avoid hitting perpendicular walls/ objects.
4. There will be an area of 12' 0" wide x length of house attic (34' 0") that will be covered with 5/8" thick plywood.
5. Note, certain portions of this floor section will be occupied by folding stairs, A.C air handler, masonry chimney and all duct work.
6. Both bathroom combination exhaust units will be vented through roof.

Allowances (Incorporated in Contract)

- ✚ If your selection is greater than the allotted amount, homeowner pays just difference.
- ✚ If your selection is less than the allotted amount, homeowner will be reimbursing difference.
- ✚ If you decide to purchase item you will be credited allowance amount.
- ✚ Amounts prior to tax except 2 items that include product and installation (**highlighted in RED**)
- ✚ Homeowner to select all items below. Homeowner to notify contractor by e-mail (not verbal) , include cost, store name & location , description (brand name , name of product , model number) and inform contractor if item is " In Stock " or " Special Order ". If "Special Order ", inform waiting time.

Item	Commit if any	Allowance
1. Tub	Kids bathroom, 5' 0", and left drain. Additional charge if cast iron	\$ 225.00
2. Tub Diverter	Kids bathroom , re-using existing	0
3. Shower Diverter	Master bathroom , Standard (1 shower head , no trills)	\$ 175.00
4. 6'0" Vanity	Master , wall cabinets , top , 2 bowls , 2 faucets , filler , toe kick This allowance amount includes mounting 2 bowls (under mount)	\$ 1,600.00
5. 5' 0" Vanity	Kids, same specifications as above.	\$ 900.00
6. Combo light / exhaust unit	Kids bathroom, re-using existing.	0
7. Combo light exhaust unit	Master bathroom	\$ 125.00
8. Remaining light fixtures , 3 bedroom ceiling lights , 2 recess lights in walk-in closet , 1 hallway , 1 recess light in shower stall , 2 vanity lights , 1 front porch light , 3 inexpensive attic lights		\$ 725.00
9. Mirrors	Over vanities. \$ 10.00 square foot installed , includes material	\$ 440.00
10. Toilet / seat	Kids bathroom , re-using existing	0
11. Toilet / seat	Master	\$ 225.00
12. Bathroom accessories	Tissue holder, towel bars, etc. Kids bathroom , re-use	0
13. Bathroom accessories	" " " " " Master	\$ 75.00
14. Shower stalls floor tile	mosaic, 3' x 4', 12 sq. ft., allowance of \$ 15.00 sq. ft.	\$ 180.00
15. Tub tile (3 walls to ceiling height) with 10 % waste = 79 sq. ft. x allowance of \$ 3.00		\$ 237.00
16. Shower stall walls (3 walls to ceiling height) with 10 % waste = 88 x allow. of \$ 3.00		\$ 264.00
17. Master bathroom floor tile , with 10 % waste = 61 sq. ft. x \$ 3.67		\$ 224.00
18. Kids bathroom floor tile , with 10 % waste = 53 sq. ft. x \$ 3.67		\$ 195.00
19. Shower stall ceiling tile 12 sq. ft. plus 10 % waste at allowance of \$ 3.00		\$ 40.00
20. Corner shelves , total of 4 , 2 each bathroom , allowance of \$ 25.00 each		\$ 100.00
21. Frame-less- glass door for shower stall		\$ 1,200.00

Tile allowance based on amount in right column (purchasing individually opposed to purchasing full boxes)
Thus your selection could be within the square foot allowance however be beyond total allowance.

Doesn't include the following Beside Items listed directly below are for the sole purpose of homeowner understanding and not assuming. However this may only be a partial list and contractor not responsible for any omissions only what is included in this contract. None of mentioned items are required.

1. Shutters
2. Exterior doors (entrance , storm , garage)
3. Ridge vents
4. Sealing grout.
5. Painting (interior / exterior).
6. Any interior 1st floor work except installing 8 replacement windows.
7. No staining of oak flooring
8. Any items Architect may mention in anticipated plans that are not mentioned in this contract. This would also include any upgrades in material selection.

All items mentioned above could be quoted upon request.

Total cost \$ 129, 660.00 One hundred twenty nine thousand six hundred sixty dollars

Payment Schedule

1. 10 % upon signing contract	\$ 12,966.00
2. Starting project	\$ 5,000.00
3. Completion of Preparation Work	\$ 5,500.00
4. Completion of Roof Demolition	\$ 7,000.00
5. Completion of new 2 nd story structure (exterior walls & roof framing / sheathing)	\$ 10,000.00
6. Completion of roof shingles on main structure & 2 nd floor windows	\$ 7,500.00
7. Completion of chimney , masonry stoop & 1 st floor windows	\$ 6,300.00
8. 50 % completion of all vinyl siding	\$ 8,000.00
9. 100 % completion of all vinyl siding including gutters & leaders.	\$ 7,000.00
10. Completion of rough electrical	\$ 5,000.00
11. Completion of rough plumbing	\$ 4,500.00
12. Delivery of air handler / condenser and starting Heat / A.C work	\$ 5,500.00
13. Completion of heat / A.C Work except installing ceiling vent covers.	\$ 7,000.00
14. Completion of installing all fiberglass installation & hanging all drywall	\$ 8,500.00
15. Completion of taping all drywall & sanding	\$ 3,500.00
16. Completion of all tiling (walls , ceiling & floors)	\$ 4,900.00
At this point homeowner may select to prime & paint ceilings & walls	
17. Completion of laying all oak flooring (no sanding or polyurethane yet)	\$ 4,200.00
18. Completion of all interior doors, base molding, door & window casing.	\$ 5,600.00
At this point homeowner may select to prime & paint all trim	
19. Completion of plumbing , electrical & heating & A.C	\$ 6,500.00
20. Completion of shoe molding , closet shelving , shower door	\$ 2,000.00
21. Completion of project and final inspection	\$ 3,194.00

Payments not necessary in order nor amounts reflect the actually cost of fore mentioned items.

Terms

- ✚ You may cancel this contract within 3 business days of signing with full refund of deposit. Notify contractor by e-mail. E-mail address posted on front page.
- ✚ Starting date within 3 weeks of contractor receiving finish plans & A-2 survey (if necessary) to apply for permit.
- ✚ Completion date within 14 weeks of starting project. Completion date extended for following reasons (1) Homeowner request additional work (2) Homeowner decides to do interior priming & painting prior to contractor proceeding to next phase. (3) During the exposing stage of house roof in climate weather or the possibility of in climate weather) (4) Once main structure is up , and actually days of in climate weather preventing exterior work (installing window , siding , building front porch)
- ✚ I have read, understand and agree to all terms mentioned above.

Homeowner X Date

Homeowner X Date

Contractor X Date

ARNONE BUILDING CONTRACT