

# ARNONE BUILDING & REMODELING INC.

1-25-12

44 Virginia Rail Drive, Bethany, Ct 06524

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Established 1973, 39th Anniversary

Home Improvement # HIC 550463

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**CONTRACT CONTRACT CONTRACT CONTRACT CONTRACT CONTRACT CONTRACT CONTRACT**

John & Mary Doe  
100 Main Street, Ct 00000

home # 000-000-0001 John cell # 000-000-0002  
John work # 000-000-0003 Mary cell # 000-000-0004

Project consists of a 24' x 17' rear addition (master bedroom & master bathroom) with full basement plus additional interior remodeling ( create access to new addition by altering present rear corner bedroom by extending present hallway , remaining square footage of altered bedroom will be converted to an office ).

## Includes following specifications (A1-A9)

1. Building permit (Includes drawing blueprints, applying, and fees). A-2 survey additional if required.
2. Zoning permit (Includes drawing plot plan, applying & fees). Variance additional if required.
3. Electrical permit
4. Plumbing permit. ( full bathroom )
5. Heating permit ( hot air ) , same zone
6. Dumpster rental, place on driveway. Place boards under dumpster to protect damaging driveway.
7. Portal toilet rental
8. Taxes, delivery, clean up, tools, equipment, insured, licensed, labor & material as outlined.
9. Starting date & Completion date. ( see page 5 )

## Preparation Work (B1 – B2)

1. Remove portions of existing deck to accommodate proposed addition. Remove stairs and set aside.
2. Remove present shrubbery (3). Re-plant as per homeowners instructions. No guarantee.

## Ground & Foundation Work (C1 – C10)

1. Excavate along perimeter of addition (2 walls 24', 1 wall 17') at a depth of 42" below grade.
2. Haul away excess fill and save rest for backfill.
3. Form footings (10" x 20") along same perimeter.
4. Pour footings , 3500 psi mix
5. Form foundation walls, 10" thick. Pin 2 new adjoining walls to existing foundation.3500 psi mix. Includes anchor bolts (4' on center, 1' from corners). Height of this foundation wall will match existing.
6. Install 5"thick of crushed gravel on ground. Pour basement slab floor, 5" thick (same height as existing basement floor level). Includes 1 footing pad (20" x 20" x 24" deep) under location of proposed Lally column.
7. Water damp foundation walls below grade.
8. Includes curtain drains.
9. Back fill
10. Includes lawn repair. Re-seed and water.

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1. Sill sealer ( lays directly on perimeter of foundation wall )
2. Sills, pressure treated 2" x 6" along perimeter of foundation (square & level). Secured by anchor bolts.
3. Construct 2" x 4" exterior partitions along perimeter. Height to match existing. Studs are fir, 16" on center. Frame 2 window openings. Same size as existing lower level ones being removed. Install proper headers above windows. Walls will consist of double top plate & single bottom shoe ( all 2" x 4" )
4. Install ½" plywood sheathing over new stud wall.
5. Install house wrap (vapor barrier) over plywood sheathing.
6. Existing house, Remove left window (view from exterior) and close opening with studs & sheathing.
7. Existing house, Remove right window, cut existing foundation wall below this window opening to floor height to accommodate a proposed door for access into new addition basement.
8. Both removed windows will be e-used in new full basement.

**Framing (Floor system) (E1 – E5)**

1. Install a triple 2" x 10" girder in center of floor system, direction of 17'. Supported with 1 Lally column.
2. Install 2" x 8" floor joist, fir, 16" on center, and direction of 24'.
3. Includes 2" x 8", fir, ledger board, lag screwed to house with joist hangers to support floor joist.
4. Install solid bridging, 2" x 8", perpendicular to floor joist, mid span. Distributes the weight.
5. Install ¾" 4' x 8' sheets, tongue & groove sheathing as sub floor. Includes gluing down.

**Framing (Main level walls) (F1 – F7)**

1. Exterior studs, 2" x 4", fir, 16" on center. Match wall height of existing house ( 7' 11" )
2. Double top plate ( 2 / 2" x 4" ) fir
3. Single bottom shoe ( 1 / 2" x 4" ) fir
4. Install proper support headers over 4 windows. 2 / 2" x 8"
5. Install ½" plywood sheathing over new studs.
6. Install house wrap (vapor barrier) over plywood sheathing.
7. Erect walls square & plum.

**Framing (Ceiling) (G1 – G3)**

1. Ceiling joist. 2" x 8", fir, 16" on center ( direction of 17' )
2. Solid bridging (2" x 8"), midway of span. Installed perpendicular to ceiling joist.
3. Install proper hurricane fasteners (secure wall framing to roof framing) on each ceiling joist.

**Framing (Roof) Gable style roof with 2 valleys (same pitch as house, about 5/12) (H1 – H5)**

1. Rafters, 2" x 6", fir, 16" on center.
2. Ridge board, 2" x 8". fir
3. ½ plywood for sheathing.
4. 2" x 4" sub fascia.
5. 12" overhang (gutter sides) No overhang on gable end.

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**Roof Finish** (I1 – I7)

1. Install Weather Watch (rubberized material in a 3' wide roll) along bottom roof edge.
2. Tarpaper (rest of roof) vapor barrier.
3. Architectural roof shingles, 35 years, match existing house.
4. Metal edging along roof perimeters (white aluminum) Drip & rake edge.
5. Gutters & leaders, white, aluminum, seam less.
6. Gable vent ( white vinyl with screen , 18" x 24" )
7. Ridge vents & soffit vents

**Windows** (Exterior) (J1 – J4)

1. Lower level addition will consist of 2 windows, reusing the 2 removed on lower level of house.
2. Top level addition will consist of 4 new windows. 1 located in bathroom & 3 located in bedroom.
3. Anderson, 200 series (brand name). Double hung is style. Insulated glass. screens. White exterior / wood interior No grids. Size of bedroom windows is 36" x 54", bathroom window 30" x 36".
4. Location of all windows to be discussed and displayed in floor plan.

**Wall Finish** (Exterior) (K1 – K4)

1. Install rigid insulation board directly over house wrap. ¾" thick, 4' x 8' sheets, R-4 insulation value.
2. All exterior trim (window casing / window sills, rake, fascia) wrapped in white aluminum.
3. Soffit, white vinyl, vented.
4. Install vinyl siding, match existing house color ( double 4" , wood grain )

**Deck** (L1 – L3)

1. Reconnect existing deck to new addition. With proper ledger board, screws & flashing.
2. Install removed stairs to new location.
3. Includes new concrete footings for deck stairs.

**Interior Framing** (M1 – M4)

1. Interior partitions in new main level addition (walk-in closet, bedroom & bathroom). 2" x 4" studs, 16" on center, fir.
2. Remove existing rear house window. Create a door opening for access to new addition.
3. Construct a partition (2" x 4" studs, fir, 16" on center) in altered bedroom to extend present hallway,
4. Frame a door opening in this new partition, creating access to conversion of bedroom into an office.

**Electrical** (N1 – N13)

1. Wall outlets & switches to code. No dimmer switches figured ( additional charge if requested )
2. Phone jack (1), homeowner to select location.
3. Cable jack (1) , homeowner to select location.
4. Hard wired smoke detector (1).
5. G.F.I outlet in bathroom
6. Combination ceiling light / exhaust in bathroom. Vent to exterior roof. No light figured over vanity.
7. 2 recess light in walk-in closet.
8. 2 recess light in newly created hallway.
9. Basement, 1 switch near new door operating 4 ceiling lights (porcelain fixtures). 1 outlet on each wall.
10. Wiring for new thermostat , digitally for Heating & Cooling
11. Spot light (1), on rear gable wall on new addition, with motion sensor.

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- 12. Paddle fan, center of bedroom. 2 switches , 1 for light & 1 for paddle fan
- 13. All plate covers of outlets & switches will be White.

**Plumbing** (O1 – O4)

- 1. Hook up for full bathroom ( shower stall ,vanity & toilet )
- 2. Includes proper drainage ( connect to present location in un-finished basement )
- 3. Includes proper venting.
- 4. Install 1 exterior water faucet ( rear wall of basement addition )

**Heating & Cooling** (P1 – P3)

- 1. Install proper size duct work from present trunk to proposed addition. Same zone.
- 2. Existing furnace is adequate for additional living square footage. A "Heat Loss Calculation "will be provided.
- 3. Existing cooling system is not adequate for additional square footage. Homeowner was notified.

**Insulation** (Q1 – Q5)

- 1. R-30 in floor (basement ceiling), with vapor barrier. Fiberglass
- 2. R-38 in ceiling (main level) with vapor barrier. Fiberglass
- 3. R-15 in exterior walls (main level, not basement). Fiberglass. Plus R-4 rigid insulation on exterior side.
- 4. Includes baffles installed between rafters (above exterior wall). Creates a path for air-flow.
- 5. Present ceiling insulation in basement was installed backwards. Additional charge to reverse or change.

**Wall / Ceiling Finish (Interior)** (R1 – R5)

- 1. ½" drywall (regular) entire new main level addition and altered bedroom / hallway, except...
- 2. ½" drywall (moisture resistant) entire bathroom.
- 3. No drywall in new basement walls or ceiling.
- 4. Apply 3 coats of taping compound & sand (Ready to paint by homeowner).
- 5. No tile figured on any bathroom walls

**Floor finishes** (S1 – S3)

- 1. Install concrete board as an underlayment in entire bathroom. Adhere to sub floor with thin-set. Screw down.
- 2. Tile entire bathroom floor, including under vanity. Includes marble saddle (under entrance door) and grout.
- 3. Install carpet in bedroom with padding.

**Trim** (T1 – T4)

- 1. Install 6 panel solid pine doors (total of 4). Purchase 3 and reuse 1.
- 2. Locations are walk-in closet, new bedroom entrance, altered bedroom entrance (office) & new bathroom entrance. Includes brush nickel finish for door knobs and hinges.
- 3. Install 1 pre-hung steel insulated door between existing and proposed basements , location of old window. Includes locking door knob & dead bolt, keyed alike.
- 4. Includes door / window trim, base & shoe molding, closet shelves). Use pre-primed wood where possible.

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1. No medicine cabinet provided, homeowner will install a mirror.
2. Doesn't include removing present closets in altered bedroom, or building new closets in altered bedroom.
3. Additional charge if any work while being exposed (hidden, not visible) has to be altered / changed / up graded. Examples are hidden pipes, rotten wood, mold, buried oil tank, etc.)
4. Additional charge and time required if blasting is required to accommodate foundation.
5. Contractor has permission to cut tree branches / remove shrubbery for equipment access without recourse.
6. Doesn't include any interior painting.

**Allowances** (incorporated in quote) prior to tax (V1 – V11)

- |   |                               |
|---|-------------------------------|
| 1. Toilet / includes seat   | \$ 400.00                     |
| 2. Vanity (includes base cabinet, top / bowl & faucet.                              | \$ 600.00                     |
| 3. Shower stall (1 piece, basin & walls) No tile required. Includes glass enclosure | \$ 1,000.00                   |
| 4. Shower stall diverter / drain  | \$ 250.00                     |
| 5. Bathroom accessories (tissue holder, towel holders, etc.)                        | \$ 100.00                     |
| 6. Floor tile (ceramic not marble, additional charge for marble, no fancy design)   | \$ 4.00 sq. ft.               |
| 7. Exhaust fan / light ( 1 )  | \$ 125.00                     |
| 8. Paddle fan ( 1 )   | \$ 150.00                     |
| 9. Spot light / sensor ( 1 )  | \$ 50.00                      |
| 10. Recess lights ( 4 ) , includes housing & trim                                   | \$ 35.00 each                 |
| 11. Carpet / padding  | \$ 30.00 per yard , installed |

If your eventually selection is less then allotted allowance amount, you will be credited a refund on difference. If your selection is more than allotted allowance amount, you will pay difference. Inform contractor of your selection (Store, brand name, description, cost, in stock or special order).

**Terms** (W1- W2)

1. You may cancel contract within 3 business days of signing date by notifying contractor by e-mail. A refund of deposit will be issued within 10 business days.
2. Starting date will be 4 weeks from signing contract and completed in 12 weeks, however completion date Could be extended for following reasons (1) Days lost because of inclement weather (rain, cold, snow), (2) Days beyond 2 days for waiting for an inspection when requested. (3) Additional work requested By homeowner. (4) Unforeseen items (see U3 & U4) (5) Waiting for either special order items to come in or parts. (6) Strikes by supply companies. (7) Holidays

**Total Amount** (X1)

1. 64,862.00 Sixty four thousand eight hundred and sixty two dollars.

**Payment Schedule** (Y1 – Y15)

- |   |             |
|---|-------------|
| 1. Upon signing ( 10 % )  | \$ 6,486.00 |
| 2. Upon starting job  | \$ 2,500.00 |
| 3. Completion of pouring footings & walls.  | \$ 3,100.00 |
| 4. Completion of pouring slab, damp proofing, back fill and haul excess dirt            | \$ 4,000.00 |
| 5. Completion of following framing (lower level walls, floor system & main level walls. | \$ 5,400.00 |
| 6. Completion of remaining framing ( ceiling & roof )                                   | \$ 4,900.00 |
| 7. Installation of roof shingles, all addition windows & connecting deck to addition.   | \$ 4,950.00 |

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8. Installation of vinyl siding & gutters.	\$ 6,900.00
9. Completion of deck (stairs / railing), interior partitions & cutting access into basement.	\$ 3,100.00
10. Completion of rough heating / cooling	\$ 3,500.00
11. Completion of rough plumbing & electrical	\$ 4,900.00
12. Completion of insulation & hanging drywall.	\$ 4,100.00
13. Completion of taping, tile bathroom floor & installing 4 interior doors and basement door.	\$ 2,900.00
14. Completion of heating / cooling	\$ 3,150.00
15. Completion of electrical & plumbing	\$ 3,000.00
16. Completion of project, punch list & obtaining Certificate of Occupancy.	\$ 1,976.00

Payments are not necessary in order nor reflect the actually cost of that particular payment description.

**Signing of Contract** (Z1 – Z3)

I have fully read all specifications, understand all terms and agree.

- 1. Contractor \_\_\_\_\_ Date \_\_\_\_\_
- 2. Homeowner \_\_\_\_\_ Date \_\_\_\_\_
- 3. Homeowner \_\_\_\_\_ Date \_\_\_\_\_

Arnone Contract