

Bouffard & McFarland

BUILDERS

Construction Agreement

Name\

Address

E-mail:

Description: Coolhouseplans 20848

Excavation:

- Dig foundation and backfill with new material
 - Plug and seal foundation
 - Install septic system for 3 bedroom home
 - Drill well, unlimited depth
 - Loam and seed 30 feet around house
 - Install 18" gravel base for driveway
 - Radon pipe for future use
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Foundation:

- 8' walls for garage
 - 4" concrete floors throughout with 2" pitch for drainage inside
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Framing:

- 2 x 6 16" on center all exterior walls
- 2 x 10 insulated headers
- 2x12 or 2x10 floor joist

- 7/16 OSB on all walls with Typar
 - ¾" Advantech on all floor sheathing
 - 2 x 6 pressure treated sills with sill seal
 - Stick frame
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Roof Framing:

- 5/8" Advantech on all roof sheathing
 - 30 year architectural shingles. Ice and water shield 6 feet on all eaves and valleys, rest of roof will have roofers guard.
 - Roof will have a continuous ridge vent
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Windows:

- Paradigm windows with J channel, double-hung and double-tilt grills between the glass as shown on print.
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Exterior Doors:

- Fiberglass Insulated doors as shown per print

Garage Doors:

- Two 9' x 8' steel insulated doors with electric openers
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Interior Doors:

- Pre-hung doors painted

Door Knobs:

- Standard knobs
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Interior Trim:

1 x 4 casing and 1 x 6 baseboard trim on all windows and doors

Exterior Siding:

Vinyl siding metal fascia with vented soffits.

Plumbing and Heating:

- Two full bathrooms
 - Rough-in basement bath for future use
 - Two outside spigots
 - Wall hung propane boiler with domestic hot water
 - Hot water baseboard heat
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Electrical:

- 200 amp electrical service
 - Smoke alarms and CO² detectors in all bedrooms and egress areas
 - Doorbells for two entries
 - Two outside outlets
 - Phone and cable jacks in all rooms if wanted
 - All interior and exterior outlets done to code
 - Wire garage for openers and 4 lights and 4 receptacles
 - Installation of all lights included
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Painting:

One coat of primer and two coats of latex paint on all sheetrock, interior trim, and exterior doors

Drywall:

- ½" sheetrock throughout with 3 coats of joint compound applied and sanded.
 - 5/8" sheetrock on all firewalls in garage only
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Insulation:

- Exterior walls: Fiberglass R-21
- Attic: Rolled and Blown Fiberglass R-49
- Cellar ceiling: R-19 or R-30, depending on joist size

- Proper vents on all eaves for ventilation

Flooring Allowance for entire house and custom shower, including labor and materials \$7,000.00

Kitchen, Vanity Cabinets, and Countertops Allowance, including labor and materials allowance \$7,500.00

Bath Accessories and Closet Shelving Allowance (towel bars, toilet paper holders, etc \$1,500.00

Lighting Fixture Allowance, including labor and materials:\$1,000.00

Fireplace Allowance \$3,500.00

Plumbing Fixture Allowance for all listed below: \$3,500.00

- All toilets
- Fiberglass Tub and Showers
- Sinks
- All Faucets

Total Cost: \$242,000.00 Home will be cleaned prior to occupancy. There will be a portable bathroom on site. All trash will be disposed of properly. Contractor is not responsible for cost of blasting and removal of ledge. All propane connections and tank line costs are incurred by the homeowner.

Homeowner Signature and Date

Homeowner Signature and Date

Contractor Signature and Date