



Prepared for. 222 Farm Ave LLC  
The Reagan, a 19-unit Active Adult Community  
Plainville, CT.  
Specifications per unit.  
November 2025

1. HOUSE DESIGN/GENERAL

1.1 House Design 1800 square feet +/- with a (1) car garage attached.

1.2 General

1.2.1 In these specifications Rossetti Development LLC is referred to as the Builder and \_\_\_\_\_ as the Buyer.

1.2.2 The Builder shall provide all surveying, staking, and permits to include proposed site, sewer, water and as-built plans as required. Construction Home plans and Site plan to be provided to Builder from Buyer.

1.2.3 The Builder shall leave the house professionally cleaned and all debris removed from the site.

1.2.4 All work and materials shall be guaranteed for a minimum of one year.

2. SITWORK / SEPTIC

2.1 Site work

2.1.1 Builder to provide Tree cutting, site, clearing and stump removal needed for the house, driveway, utility lines and access by cement mixers. Stumps of trees cut by Builder are to be pulled and buried on site. Trees removed after the lot is cleared will be done at Buyer's expense at \$200.00 per hour.

2.2 Sewer

2.2.1 Builder to install approved Sewer connection per Town of Plainville WPCA.

2.3 Utilities – Dig and install conduits required from street to home for Power, Phone and Cable. Dig and backfill for Water, Sewer and Natural Gas pre regulations.

2.4 Excavation – Builder to dig and prep foundation for Foundation, backfill foundation, grade per plan, spread on-site topsoil to finished lawn areas. Supply and install process for driveway per plan. Supply and install footing and gutter drains per plan.



3. FOUNDATION / FLOORS

3.1 Footings and Walls

3.1.1 Footings 20" x 10", Walls 8" thick frost walls.

3.2 Floors

3.2.1 Garage 3" to 4" Trowel finish with fibermesh.

3.2.2 Home 3" to 4" Trowel finish with expansion joints as needed.

3.3 Damp-Proofing- Watch Dog coating from finished grade to bottom of foundation. Tie cavities to be filled with Hydro Plug.

3.4 Foundation windows – N/A

4. FRAMING / DOORS / WINDOWS

4.1 Framing - Framing lumber for joists and rafters to be Douglas Fir or Spruce. Studs to be Construction or stud grade Fir or Spruce. Final ¼" construction plans are required to finalize framing material.

4.1.1 2<sup>nd</sup> floor Floor Joists – Open Web Truss or equal per print

4.1.2 Ceiling Joists and Rafters- Truss System or per plan.

4.1.3 Studs - 2"x 4" or 2"x 6" 16" o/c or per plan.

4.1.4 2<sup>nd</sup> floor Sub Flooring - 3/4" Advantech or equal, nailed and glued. 3/8" ply will be applied on top of the existing plywood in areas where Ceramic will be installed.

4.1.5 Roof/ wall sheathing - Shall be agency grade 7/16" OSB with fire rated sheathing in areas specified per code around separation of units.

4.1.6 Sill - 2"x 6" pressure treated lumber.

4.1.7 Ceiling Heights - 9' first floor, 8' second floor plus vaults

4.2 Windows– Kaskel Vinyl GBG or equal, Low E highly efficient windows.

4.3 Doors / hardware - All exterior doors to be Brosco or equal per plans & specifications. Part of Window allowance.

4.3.1 Garage Doors – 1 metal insulated door with opener



5. Fireplace
  - 5.1 Fireplace – 36” L.P Heat and Glow direct vent fireplace with remote.
  - 5.2 Hearth and mantel – Stone or marble slab mantel height with wood mantel.
6. ROOFING
  - 6.1 Roof shingles – GAF or equal limited lifetime architectural Self-sealing dimensional fiberglass-asphalt shingle.
  - 6.2 Valleys - Closed cut.
  - 6.3 Ventilators - All Soffit and ridge vents.
7. SIDING / TRIM
  - 7.1 Exterior siding – Vinyl siding per plan
  - 7.2 Exterior Trim - Soffit / Corner Boards – Wrapped fascia and soffit
  - 7.3 Fasteners - All exterior fasteners to be hot dipped galvanized.
8. EXTERIOR FINISH
  - 8.1 Siding – Pre-finished
  - 8.2 Trim - Two coats paint/stain if not prefinished
9. PLUMBING
  - 9.1 Plumbing - Provide complete hot and cold water system and drainage for plumbing fixtures.  
Supplies to be Pex, drains to be ABS
  - 9.2 Plumbing Fixtures/ Hardware – \$6,000.00 allowance
  - 9.3 Gas Lines – Plumber to install gas lines to Fireplace, HVAC, Hot Water and cook top.
  - 9.4 Water – Builder to install water line per Water company specifications.



10. ELECTRICAL

10.1 Service - 200 amp.

10.2 Electrical outlets - Builder to provide wiring and lighting per the following schedule.

10.2.1 Smoke detectors hard-wired w/battery back up per code.

10.2.2 (3) vented bath fans.

10.2.3 (0) Phone jacks.

10.2.4 (2) Cable TV.

10.2.5 (2) Out-door weatherproof duplex plug.

10.2.6 (20) LED Recessed lights. (Additional Lights billed out @\$250.00 each)

10.2.7 Central fire/security Roughed.

10.3 Light Fixtures - \$3,000.00 Allowance, (Builder will provide installation).

11. HEATING / AIR CONDITIONING

11.1 Heating/Air Conditioning – Heil or equal Forced hot air system

11.2 Hot Water – Nat Gas On-Demand tankless unit.

11.3 Zone Control - 3 zones, with thermostats.

11.4 Propane Tank – N/A

12. INSULATION – below is a rough interpretation of material, The Code Res Check will determine.

12.1 Ceilings - R-48 loose blown

12.2 Cathedral Ceilings - R-30C

12.3 Walls – R-20 Batt.

12.4 House wrap – Tyvek or equal

12.5 Blower Door Test – Included.



13. DRYWALL
  - 13.1 House walls /Ceilings - To be 1/2” screwed and taped three coats.
  - 13.2 Garage walls/ceiling - To be 1/2” gypsum board screwed and taped three coats.
  - 13.3 Fire Code - 5/8” fire code gypsum board applied as necessary to meet codes only.
  - 13.4 Fire Wall – Party Wall shall be constructed for sound and Fire Code. “Shaft Wall”
14. INTERIOR DOORS
  - 14.1 Passageway – 2, 4 or 6 panel molded doors, Shaker Style.
  - 14.2 Hardware - \$1,000.00 Allowance Interior doors and Cabinets
15. INTERIOR TRIM
  - 15.1 Casings – 3.5” Stafford
  - 15.2 Base – 5.5” neck base
  - 15.3 Chair Rail – N/A
  - 15.4 Crown - 5” Cove First floor, except for vaulted areas.
  - 15.5 Closet Interiors -\$2,000.00 allowance.
  - 15.6 Shadow boxing – N/A
  - 15.7 Custom openings – Front door, kitchen window and rear slider
  - 15.8 Ceiling beams – kitchen
16. INTERIOR STAIRS/RAILINGS
  - 16.1 Basement – N/A
  - 16.2 House - Oak Treads with Poplar risers, painted spindles with 8” square newel posts.
17. INTERIOR PAINTING/STAINING
  - 17.1 Walls - one coat primer and two coats interior flat latex paint. 3 colors, \$600.00 each after.
  - 17.2 Ceilings - Smooth 2 coats flat latex.
  - 17.3 Trim - One coat primer and two coats semi gloss latex.
  - 17.4 House Stairs - One coat primer and two coats finish



18. FLOORS / WALLS

18.1 Carpets - \$30.00 per yard allowance L&M, - Bedrooms.

18.2 LVT – First floor and second floor hall.

18.3 Ceramic Tile – Baths, Laundry, mudroom and Kitchen Backsplash. Allowance of \$4.00 per square foot including Grout and Mastic for material only. Builder provides installation for tile.

19. KITCHEN / BATH

19.1 Cabinets – Kitchen and Baths, Painted white Fab-u-wood, self-closing drawers and doors.

19.2 Counter Tops – Quartz White Carrera style.

19.3 Appliances – GE Profile Stainless Steel, 36” Ref, 36” gas cooktop, Wall oven & Micro Combo, Dishwasher and garbage disposal. Washer and dryer not included in package.

19.4 Mirrors and Shower doors - \$3,000.00 allowance

20. LANDSCAPING / DRIVE / WALKS / DECKS

20.1 Driveway – Paved asphalt

20.2 Decks / Patio – Per plan

20.3 Walks – Per plan

20.4 Landscaping – Per plan.

20.5 Sprinkler System – N/A

21. PURCHASE PRICE - \$485,000.00

Rossetti Development LLC

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Buyers

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