

JOHNCO LLC, Custom Home Builder

65 Canoe Club Ln

Pembroke, MA 02359

(781)389-1015

JOHNCO LLC

Old Cart Path

Pembroke, MA

11/10/2025

Proposed work order is for work to be completed at Old Cart Rd Pembroke, MA. Work to include but not limited to construction of new home based on the the initial home plans by Gordan Noseworthy. This is an initial estimate prior to formal plans. All work to be done by licensed and insured sub-contractors.

Excavation

- Excavate and backfill foundation “as shown”.
- Provide “Q pack” for interior of garage, as needed.
- Supply and place 1 ¾ stone for interior of foundation.
- Qpack driveway to subgrade (compacted).
- Provide 1” CTS water service, as shown.
- Subgrade entire site as shown.
- Supply and install complete septic system as designed.
- Excavate and backfill with sand underground electric service.

Foundation

- 10” x 8’ concrete foundation walls, minimum 3000-psi mix.
- 10” x 20” continuous poured concrete footing under all walls.
- 4” minimum concrete floors.
- 4” minimum concrete slab in the garage with fiber mesh.
- Exterior foundation walls 1 coat damp-proofing material below finish grade.

- 10" x 48" concrete piers for decks.

Frame

- 2" x 6" pressure treated insulated sill plate bolted to foundation.
- AJS structural floor joists and roof truss system utilized.
- 2" x 6" x 9' stud walls first floor, 8' stud walls second floor, 16" on center.
- 3/4" Tongue and Groove Advantech glued and nailed on interior floors.
- 1/2" zip system sheathing on exterior walls.
- 1/2" zip system sheathing on roof.

Roof

- CertainTeed Architectural shingles. (Lifetime Warranty)
- 6' wide ice & water protection on roof perimeter.
- Ridge vents and PVC soffit vents.
- Seamless gutters & downspouts. Downspouts to drain into dry wells per plans.

Windows & Doors

- Pella- Low-E Lifestyle Black insulated windows, with internal grilles & full screens. Windows to have integrated 3 1/2" flat PVC casing trim.
- Pella patio door with integrated screen and sliding doors per plans.
- Masonite exterior front door is insulated fir finish stainable fiberglass with a Schlage locking system.
- Interior bedroom and bath doors are solid Masonite doors. Closet doors to be Masonite hollow doors
- Garage Doors are Hass insulated steel, Carriage style, with electric remote openers and external keypad
- Black Schlage Plymouth style hardware provided for doors.

Siding

- All elevations to utilize. LG Clapboard Smart Siding 4 7/8" TTW,, PVC corner boards, fascia, soffits and rake boards.

Insulation

- Per Massachusetts State Building Code.
- Basement ceiling, R-19 fiberglass batts insulation covered with Roxul fire resistant insulation. Total R value R-30
- Roof rafters and roof walls 12" open cell urethane insulation spray, R-49.
- Exterior Walls 5.5" open cell urethane insulation spray, R-21.

- Garage exterior walls R-21 fiberglass batts unfaced insulation with 4 mil. Vapor barrier.
- Blockers and runners, open cell urethane insulation spray.
- Fire protective paint covering all spray insulation in attic and basement.

Plumbing & Heating

- Wirsbo Aqua plex piping used. (Less likely to freeze, no knocking, less resistance, 25yr manufacturer warranty)
- Kohler or similar elongated toilets and bathroom sinks.
- Kitchen sink. (\$500 allowance)
- Waterline and icemaker box installed.
- Two freeze resistant outside faucets.
- Laundry rooms.
- Kohler valves in all showers.
- Rain head fixture in Master shower.
- Supply and install stand-alone soaking tub. (\$1,500 allowance)
- Tub faucet fill. (\$800 allowance)
- Master shower frameless glass.
- Supply necessary piping and connection for dishwasher. Connect dishwasher.
- Supply dryer vent hose and weather hood for venting of (1) electric clothes dryer.
- (1) Washing machine connection.
- Kitchen Faucets, \$400 allowance per faucet.
- Bathroom Faucets, \$150 allowance per faucet.

Heating & Air Conditioning

ZONE 1 -Master Bedroom, Master Bath & Closet Heating & Air Conditioning

- Furnish and install (1) LG modulating air handler **(RED)** . **(Model #LVN181HV4)**
- Furnish and install (1) LG Multi Zoned Heat Pump condenser **(RED)** with inverter technology. Unit will be placed on a pre formed pad and snow stand. **(Model # LMU360HHV)**
- **The above Heat Pump will also service “Main Area (First Floor) Heating & Air Conditioning”**
- Furnish and install (1) LG Touch Screen heating & air conditioning thermostat.
- Design, furnish and install all necessary supply and return ductwork. All ductwork will be duct sealed and insulated with an R6 commercial foil faced insulation.
- Furnish and install all necessary supply diffusers and return grills.
- Furnish and install refrigeration lines.
- Furnish and install a condensate pump complete with drains and rain tubing.
- Pressure test the entire refrigeration system with nitrogen.
- Evacuate the entire refrigeration system and charge with R410A refrigerant.
- Start up, test and program equipment for maximum efficiency and performance.
- **Excellence Dealer Warranty - 12 years on all parts and compressor.**
- **AHRI # 10443475 SEER-17.5 HSPF-10.5 EER-13.50**

ZONE 2 -Main Area (First Floor) Heating & Air Conditioning

- Furnish and install (1) LG modulating air handler **(RED)** . **(Model #LVN241HV4)**
- Furnish and install (1) LG Touch Screen heating & air conditioning thermostat.
- Design, furnish and install all necessary supply and return ductwork. All ductwork will be duct sealed and insulated with an R6 commercial foil faced insulation.
- Furnish and install all necessary supply diffusers and return grills.
- Furnish and install refrigeration lines.
- Furnish and install a condensate pump complete with drains and rain tubing.
- Pressure test the entire refrigeration system with nitrogen.
- Evacuate the entire refrigeration system and charge with R410A refrigerant.
- Start up, test and program equipment for maximum efficiency and performance.
- **Excellence Dealer Warranty** - 12 years on all parts and compressor.
- **AHRI # 10443475** SEER-17.5 HSPF-10.5 EER-13.50

ZONE 3 – Second Floor Heating & Air Conditioning

- Furnish and install (1) LG modulating air handler **(RED)** . A safety pan with a wet switch will be installed under air handler. **(Model #LVN361HV4)**
- Furnish and install (1) LG Heat Pump condenser **(RED)** with inverter technology. Unit will be placed on a pre formed pad and snow stand. **(Model # LUU360HHV)**
- Furnish and install (1) LG Touch Screen heating & air conditioning thermostat.
- Design, furnish and install all necessary supply and return ductwork. All ductwork will be duct sealed and insulated with an R8 commercial foil faced insulation.
- Furnish and install all necessary supply diffusers and return grills.
- Furnish and install refrigeration lines.
- Furnish and install drains.
- Pressure test the entire refrigeration system with nitrogen.
- Evacuate the entire refrigeration system and charge with R410A refrigerant.
- Start up, test and program equipment for maximum efficiency and performance.
- **Excellence Dealer Warranty** - 12 years on all parts and compressor.
- **AHRI # 10443475** SEER-17.5 HSPF-10.5 EER-13.50

Electrical

- 200-amp service.
- Nutone exhaust fans/lights in 1st floor bathrooms.
- Fan tech exhaust fans installed in the attic for 2nd floor bathrooms.
- GFI outlet in each bathroom.
- 2' fluorescent lights in closets.
- 60 4" recessed lights (Tassinari), 70 recessed lights (Pellegrine & Sullivan)
- 7 CATV jacks.
- 2 Telephone jacks.

- 4 USB outlets.
- 8 dimmers provided.
- 5 outside GFI receptacles.
- 1 floodlight.
- 8 exterior lights. (\$100 allowance per fixture)
- Smoke/Carbon detectors low voltage hard wired into Alarm system.
- Heat detectors, hard wired, per code
- 10 plastic lamp holders for basement, garage, and attic.
- CAT VI wiring used throughout.
- Ceiling fans installed in Family room and bedrooms. (\$200 allowance per fan).
- All lights selected with owner and supplied by builder.
- \$1,500 allowance for chandelier lighting and pendant lights.
- Central alarm system with (2) control panels.

Blue board and Plaster

- ½" blue board and plaster.
- 5/8" blue board and plaster in garage per fire code.
- Smooth walls and ceiling finish 1st floor. 2nd floor smooth walls and textured ceiling.
Garage and closets textured finish. Master walk in closet walls to be smooth coat.

Interior Finish

- 2 piece 4" crown molding stacked on base trim, providing 6" of coverage 1st floor.
- 7 1/4" Colonial base trim 1st floor, 5" colonial base trim 2nd floor.
- Baseboard outlets to be used for 1st floor.
- 3 1/2" Stafford trim around windows & doors.
- Custom bench and built-in mudroom, paint grade.

Flooring

- Flooring to be prefinished stained 4" hardwood flooring. Allowance; \$8.00. s.f.
- Schluter waterproof shower systems and drain.
- Bathrooms & mud room area to be porcelain tile. \$5.00 a foot allowance (tile only).
- Master shower floor tile \$15 a foot allowance (tile only).
- Ditra subfloors used under all tile floors.
- Stair treads to be Oak stained similar to flooring.

Painting

- Interior walls and ceilings primed one coat flat latex primer.
- Interior walls two coats matte finish latex, owner to determine (No color limits).
- Interior trim two coats semi-gloss latex, owner to determine color.
- Interior ceilings two coats flat latex ceiling paint.
- Benjamin Moore Paint.

Cabinetry

- Kitchen and bathroom cabinets, vanities & counter tops to be selected from Duncan Kitchen & Bath, Global Granite.
 - \$50,000 allowance (Tassinari Plan #2)
 - \$70,000 allowance (Sullivan Plan #1)
 - \$80,000 allowance (Pellegrine Plan #3)

Kitchen Appliances

- \$24,000 allowance

Closets

- Master walk-in closets to be custom solid melanite shelving.
- All other closets to be custom California closets.
- \$8,000 allowance.

Porches

- Pressure treated lumber framing.
- 5/4 Azek composite decking on porches (Slate Gray). PVC trim wrapped with 1x4 trim (slats) used on face of farmers porch.

Driveway & Walkway

- Base driveway is 2 ½" of binder compacted to 1 ½" over processed gravel.
- Walkway will be concrete pavers.

Landscaping

- Disturbed areas will be loamed, 4" minimum & hydro seeded.

- Front of foundation covered with mature shrubs.

Miscellaneous

- dumpsters provided as needed
- Portable toilet provided onsite
- Includes all permits needed

Sincerely,
Stephen P. Johnson Jr.