



By: Ricci Construction Group
Cheshire, CT



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Getting to know John Ricci of Ricci Construction Group



John Ricci

How I got my start as a builder...

I started working with my dad and always had an interest in how things went together.

My path was influenced by...

The many talented craftsmen that surrounded me when I was growing up.

I built my first home...

In Cheshire.

Who I am most inspired by...

There are a couple of different architects that inspire me because they have a true appreciation for the art of architecture.

My greatest strength as a builder...

My foresight enables me to see beyond the trees from the very beginning of a project through its completion.

My proudest building experience...

The one that I really learned the most from and I believe peaked as a builder was probably the reconstruction and modification of the Hartford Train Station.

I spend my downtime...

Farming and having an appreciation for the great outdoors.

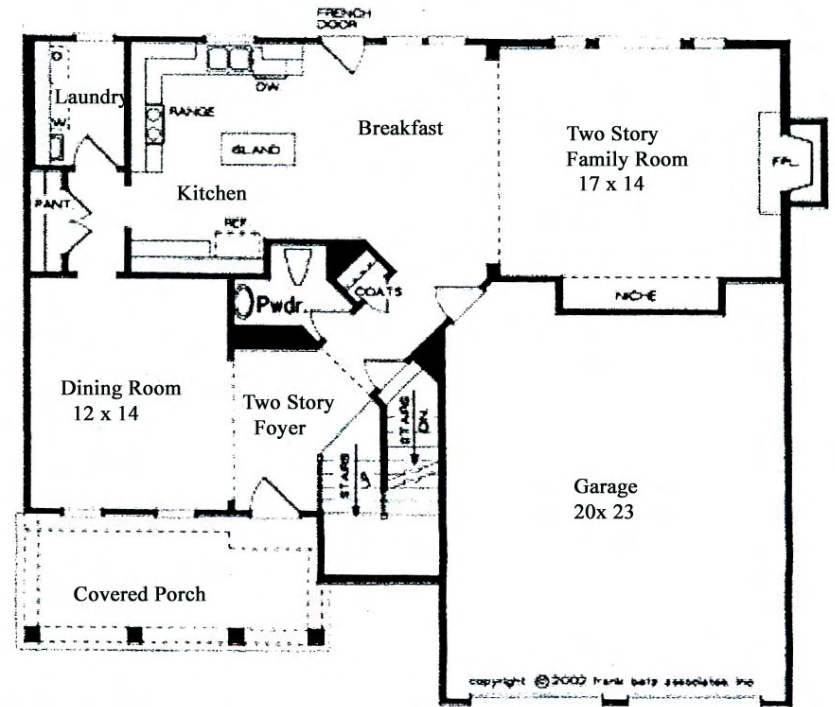
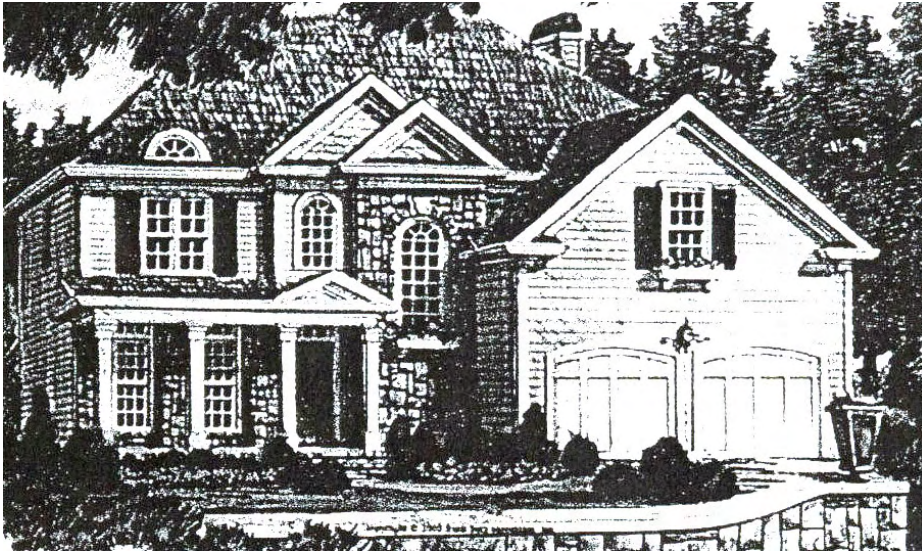
People would be surprised to learn that...

I raised game birds in my youth.

I want homebuyers to remember me and their buying experience...

As being easy to work with and that I pay attention to detail. I want them to feel as though they received a quality product and that they got their monies worth. I treat my customers the way that I would like someone to treat me.

THE BIRKDALE

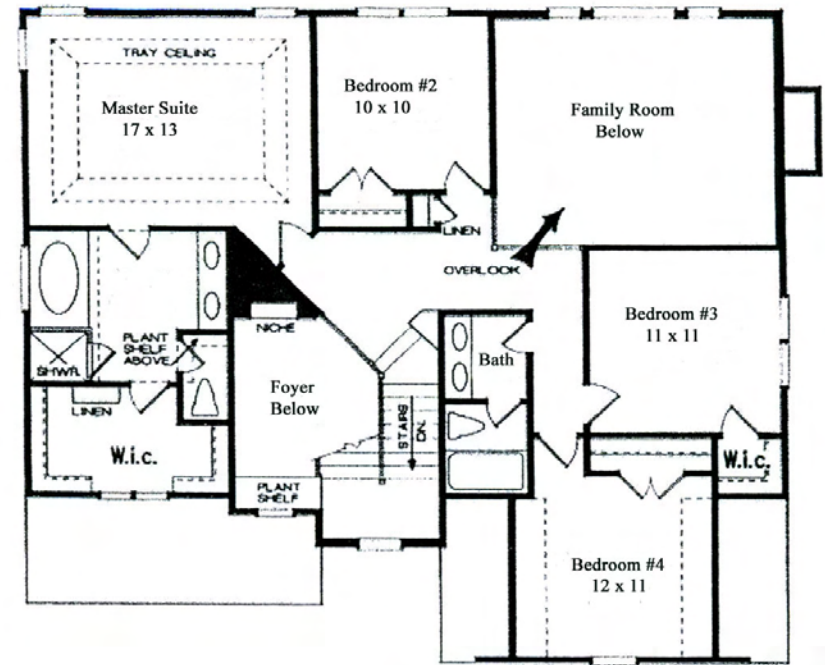


2,400 sq. ft.

1st Floor Room Dimensions
 Family Room - 17' x 14'
 Dining Room - 12' x 14'

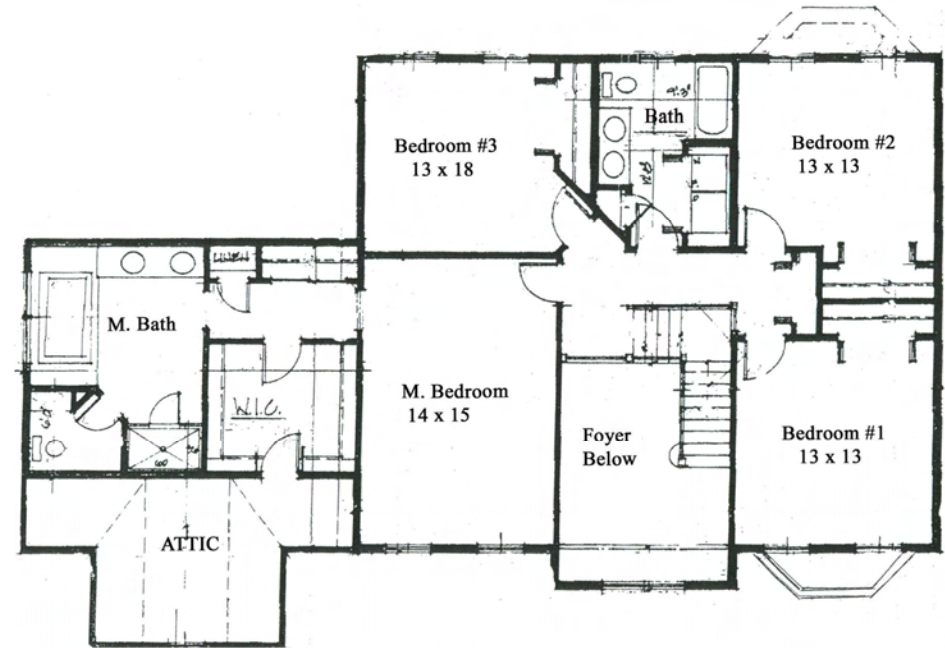
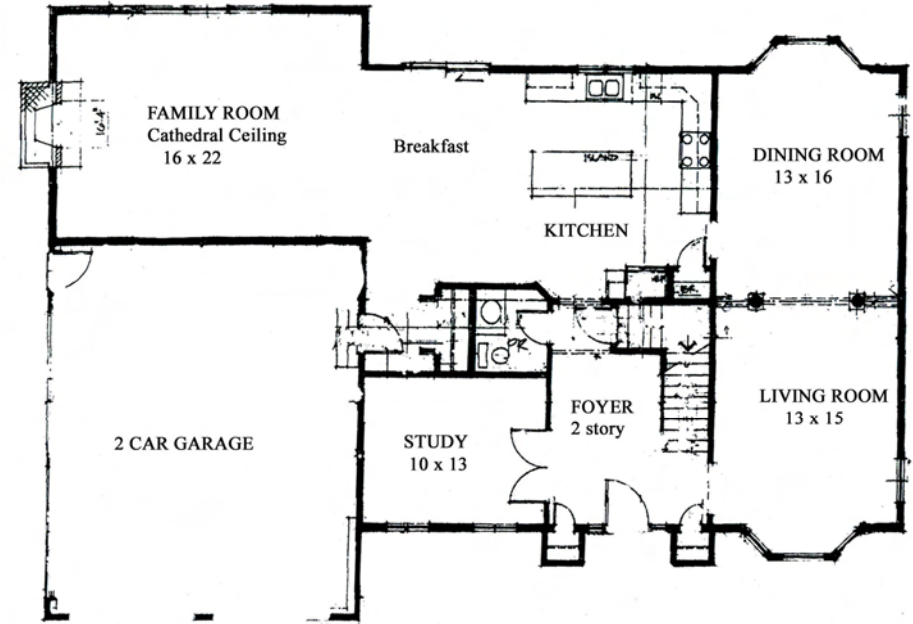
2nd Floor Room Dimensions
 Master Bedroom - 17' x 13'
 Bedroom #2 - 10' x 10'
 Bedroom #3 - 11' x 11'
 Bedroom #4 - 12' x 11'

Notes



All floor plans and renderings are artist's conceptions and are not intended to be an actual depiction of the walls, windows, walks, driveways, landscaping or decks. All dimensions, plans and elevations are approximate and subject to field variation. Floor plans and elevations are the property of Ricci Construction Group. All rights reserved. 2008

THE NEWPORT



First Floor - 1,616 sq. ft.
Second Floor - 1,384 sq. ft.
Total - 3,000 sq. ft.

1st Floor Room Dimensions

Family Room - 16' x 22'
 Dining Room - 13' x 16'

2nd Floor Room Dimensions

Master Bedroom - 15' x 14'
 Bedroom #2 - 13' x 13'
 Bedroom #3 - 13' x 18'
 Bedroom #4 - 13' x 13'

Notes



Outstanding Features of Kensington Estates

QUALITY STRUCTURAL SPECIFICATIONS

- Footings and foundations poured concrete
- Basement and garage floors – poured concrete
- Fireplace – flush hearth with mantel – marble and granite surround from builder's samples
- Sheathing – exterior walls and roof ½", floors ¾" T&G
- Insulation – R-13 walls, R-38 ceilings, R-30 cathedral ceilings, blanket fiberglass
- Attic opening – pull down stairs
- Insulated Harvey windows with -built-in grills and screens-vinyl clad exterior Low E glass
- 2" X 4" construction
- Tyvek House Wrap
- Engineered flooring system
- PVC water supply lines (interior)
- Aluminum leaders and gutters
- 200-Amp electrical service
- Ground Fault Interrupt (GFI) safety outlets in kitchen and baths and exterior
- Electrically wired smoke detectors with battery backup
- 275 gallon oil tank in basement
- Steel I beam construction
- TGI floor joists
- Waste pipes placed under foundation pour for possible future basement finish

OUTSTANDING NEIGHBORHOOD

- Historically inspired architecturally designed New England styled clapboard homes
- Ten majestic and spacious homes on cul-de-sac
- Public water
- Public sewer
- Underground utilities – electric, telephone and cable service

DISTINCTIVE EXTERIOR

- Each home site includes a professionally designed landscape package featuring:
 - 8 foundation plantings
 - Seeded front, side and rear yards
 - Paved driveway
 - Paver walkway – driveway to front door
- Magnificent low maintenance vinyl clapboard siding with a choice of color schemes
- Shutters – vinyl as shown on plan
- Deck – 14' X 12' Trex with vinyl rail
- Oversized double-hung thermal-pane Harvey windows with integral grills and screens – vinyl clad exterior Low E glass
- Colonial slate-style architectural shingles with 30 year warranty
- Spacious two-car garages offering direct access with low maintenance decorative garage doors
- Decorative lanterns at front, rear and garage entries from total lighting allowance of \$2,000
- Distinctive front entry doors with polished brass-tone hardware from Schlage
- Frost-free hose bibs located at front and rear
- Weatherproof electrical outlets at front and rear

IMPRESSIVE INTERIOR

- Wide variety of home design personalization choices
- Full basement
- Nine-foot smooth coat first floor ceilings
- Dramatic staircase with finely crafted solid oak railings with painted balustrades and oak hardwood treads
- Entry foyer and kitchen oak hardwood flooring or ceramic tile
- Oak hardwood flooring in family room, study, living room, dining room, and upstairs hall
- Walls - two coats of flat paint – one color throughout – Benjamin Moore
- Soaring volume ceilings in entry foyer as per plan
- Tray ceiling in master bedroom suite as per plan
- Designer trim package includes 3 1/2" inch door and window casing, 5 1/4" inch base molding and 4 5/8" inch crown molding in living room, dining room and study – painted
- Entry foyer with spacious guest closets
- Vinyl ventilated shelving in all guest, bedroom, and linen closets
- Oversized walk-in closet space in each master suite
- Raised panel 3-hinged colonial masonite interior doors-painted- with Schlage polished brass-tone hardware
- Separate laundry room

IMPRESSIVE INTERIOR (Con't)

- Family room with gas burning fireplace, including decorative trim with marble surrounds
- Designer recessed lighting – 6 in gourmet kitchen
- Electronic garage door opener with remotes
- 4 pre-wired cable outlets, 4 pre-wired phone outlets
- Carpet Allowance 21 square yard installed

GOURMET KITCHEN

- Designer, beautifully crafted cabinetry by 'Kitchen & Baths by A Matter of Style' \$25,000 allowance includes granite counters from builder's samples (installation included in allowance)
- Designer ceramic tile \$6.00/sq ft allowance or oak hardwood flooring
- Appliance allowance \$3,000 to include
Side by side refrigerator
Self-cleaning 4-burner electric range
Over the range microwave oven with charcoal filter
Multi-cycle dishwasher
- Moen faucets
- Elkay under mount stainless steel sink

LUXURIOUS BATHROOMS

- Master bathroom includes jetted tub, separate glass enclosed tile stall shower
- Cultured marble counter tops with integral sink (included in kitchen and cabinet allowance)
- Designer, beautifully crafted cabinetry (*included in kitchen cabinet allowance*)
- Imported ceramic tile \$6.00 sq ft allowance
- Powder room includes Kohler pedestal sink and commode
- All baths include polished chrome Moen faucets
- Mirrors sized to vanity
- Designer lighting fixtures from \$2,000 total lighting allowance
- Main bath – fiberglass tub and shower
- All fixtures white

ENERGY EFFICIENCY

- High efficiency oil fired forced warm air heating with 2-zones and thermostatic controls
- High efficiency central air conditioning with 2-zones and thermostatic controls
- Individual climate control thermostat
- High quality fiberglass insulation and draft seals at all windows and doors
- 66 gallon electric hot water heater
- Ridge and soffit venting for natural cooling in the summer and reduced condensation in the winter
- Caulking and/or expandable foam insulation at all exterior penetrations to minimize air infiltration

ADDITIONAL PERSONALIZED FEATURES

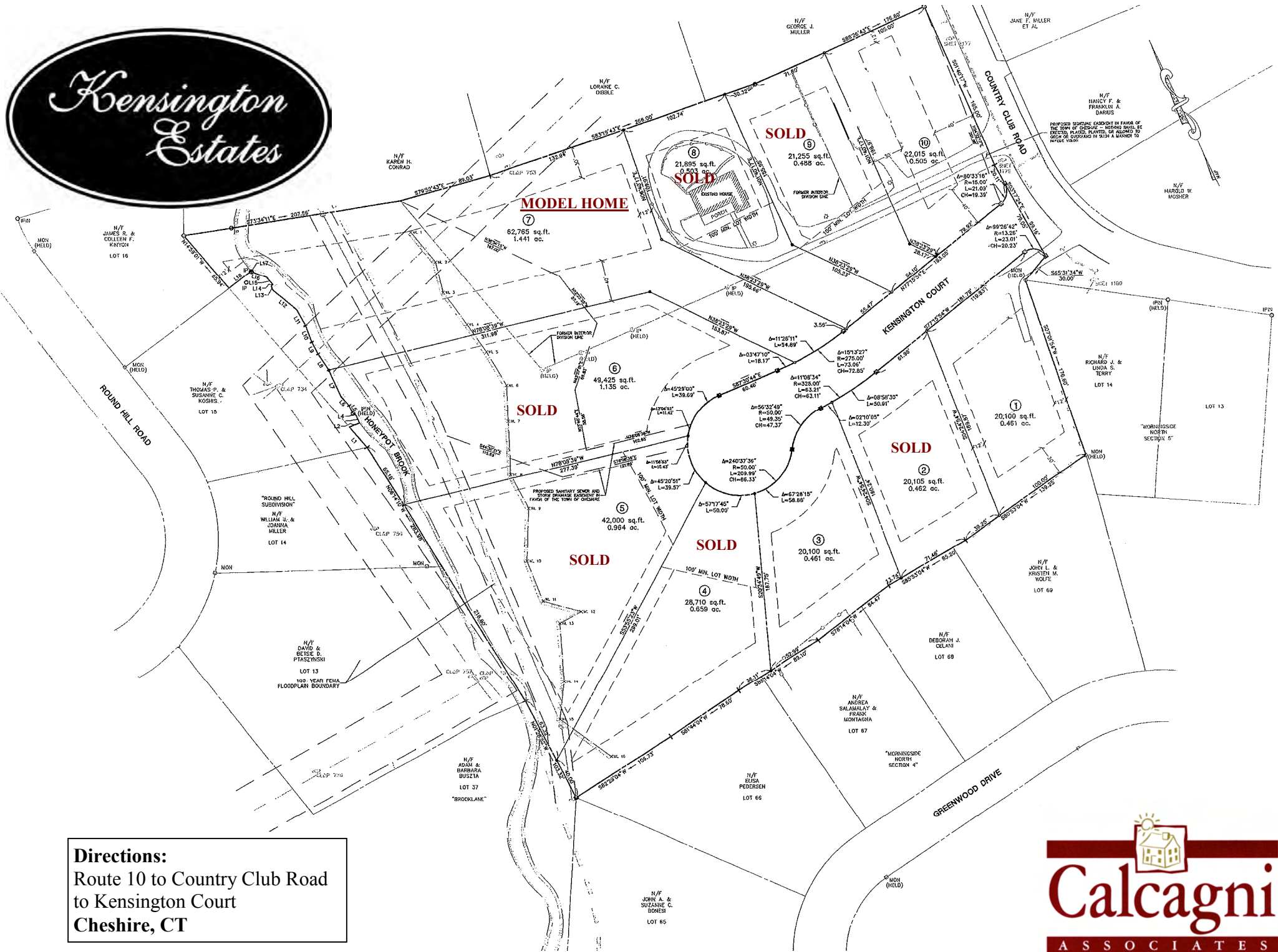
- All bedrooms wired for ceiling lights
- Choice of floor plan design options or bring your own plans
- Walk-out basement condition – select models and home sites
- Optional finished basement packages including bathroom
- 14' X 12' Trex deck with vinyl rail
- Return air vent to circulate air through all bedrooms

This spec. sheet is subject to change prior to a contract being signed. Builder may substitute items listed for equal or greater value.



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Cheshire, CT 06410
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2/12/08



Directions:
 Route 10 to Country Club Road
 to Kensington Court
 Cheshire, CT

