

# **420, 436 Spring Street Meriden, CT**

By: Connecticut Yankee Construction, Inc.



[www.calcagni.com](http://www.calcagni.com)

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## Getting to know Whitney Watts

### Connecticut Yankee Construction, Inc.



Whitney Watts

#### *How I got my start as a builder...*

After graduating from the University of Vermont with a degree in geology I knew that I wanted to work for myself. My father-in-law was in the building business and he made me aware of the need for a “foundation business” in the Meriden, Cheshire, and Wallingford areas. I took a job in Sanford, ME for one year to get experience in the concrete business and then started my own company.

#### *My mentor was...*

My father-in-law. Although I had worked hard to get a college degree, he taught me about all the aspects of building.

#### *I developed my first project...*

In Meriden, where I bought one piece of land from my landlord and subdivided it into two lots. That’s where I built my first two houses.

#### *Who inspires me most...*

My parents inspired me by their hard work ethic. They taught me that money is the reward you get for the hard work that you do.

#### *My greatest strength as a builder...*

I have great “people skills”.

#### *My proudest building experience...*

Curtis Homestead — A New England style post and beam project that was inspired by the historical site we purchased. We designed and built it over 10 years ago and it looks as though it has always been there because it blends with the land and surroundings. It is still a successful commercial project.

#### *I spend my downtime...*

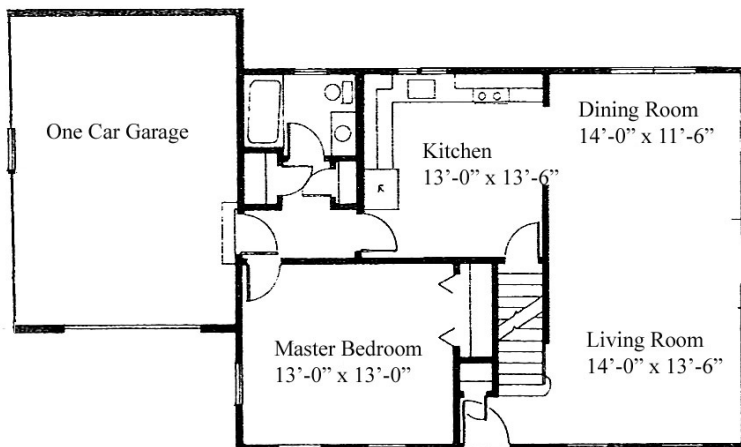
Golfing, kayaking and enjoying my family.

#### *How I want homebuyers to remember their building experience...*

I always deal with the customer directly and give them access to me throughout the whole building process.



### First Floor



### CONCORD MODEL

**\$269,900**

**First Floor: 936 Sq. Ft.**

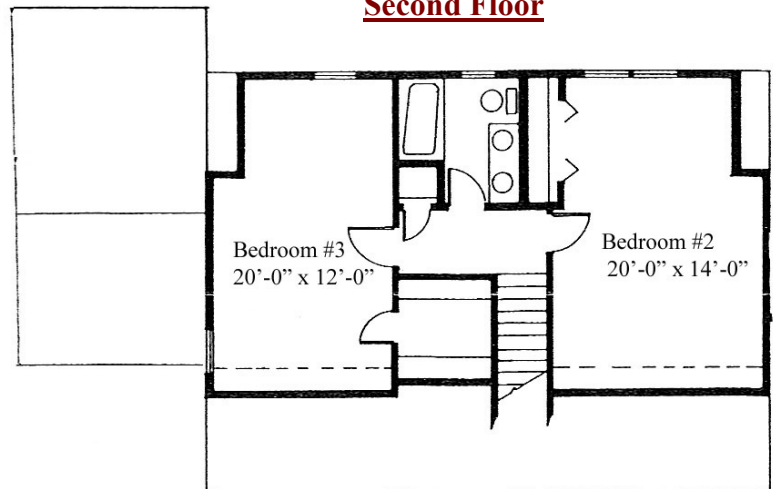
**Second Floor: 720 Sq. Ft.**

*( Second Floor optional at additional cost)*



Floor plan and elevation details vary from house to house and are not necessarily built exactly as indicated above. Continuing a policy of research and development, Connecticut Yankee Construction, Inc. must reserve the right to make modifications in design, terms and products without notice or obligations. Room sizes are approximate. Landscaping is for display purposes only. 2008

### Second Floor



420, 436 Spring Street,  
Meriden, CT



## SPECIFICATIONS

### Utilities

- ❖ Well
- ❖ Sewers

### Structural Exterior

- ❖ Construction pursuant to local codes
- ❖ Footings & foundation poured concrete (2500 psi)
- ❖ Basement & garage floors to be 3" thick concrete (2500 psi)
- ❖ Hearth face to ceiling 6' wide in family room (optional)
- ❖ Front steps - concrete
- ❖ Framing to be construction grade
- ❖ Floor decking to be 3/4" tongue & groove plywood. Glued & nailed.
- ❖ Roof & sidewall sheathing to be 5/8"
- ❖ Roofing- Asphalt/Fiberglass style 235 lb. Per sq.ft.
- ❖ Exterior- vinyl siding
- ❖ Aluminum flashing
- ❖ Insulation (R 19) in sidewall (R30) in ceiling (R11) in basement ceiling
- ❖ Windows- Builder's choice w/ screens and grids- white
- ❖ Garage doors- overhead type panel 8'-7' (Top row glass)
- ❖ Front door- steel
- ❖ Seamless gutters & downspouts, white aluminum
- ❖ Basement entry & stairs, steel Bilco doors with concrete pre-cast stairs
- ❖ Front painted two coats, one color

### Structural Interior

- ❖ All interior rooms to be in 1/2 " sheetrock, 3 coats taping compound with sand finish ceilings
- ❖ Interior doors to be colonial system 6 panel molded hollow core painted
- ❖ All windows to be trimmed picture frame style (no sill) colonial style
- ❖ All baseboards colonial style

### Structural Interior (Cont'd)

- ❖ All clothes closets to have one shelf, one pole: linen closet to have three shelves
- ❖ Ceilings- first floor 8'-0", Second floor 8'-0"
- ❖ Linoleum sub-flooring to be 5/8" sheathing

### Plumbing, Heating & Electrical

- ❖ All water lines to be PVC
- ❖ All drain line to be plastic
- ❖ Front & rear exterior faucets
- ❖ Fiberglass one piece tub or shower
- ❖ Main bath/shower Master Bath
- ❖ Bathroom vanities to have china sink with faucets
- ❖ Kitchen sink to be single bowl stainless steel with faucets
- ❖ Water heater 40 gallon propane gas
- ❖ 100 amp electrical service
- ❖ Plugs and switches to be per building code/two exterior plugs
- ❖ Washer/dryer hook-ups, dryer vent included
- ❖ 3 CATV jacks
- ❖ 3 telephone outlets

### Decorating: Interior

- ❖ Interior painting: walls- 2 coats, latex paint
- ❖ Trim and doors painted two coats/one color throughout
- ❖ Bathroom and kitchen linoleum
- ❖ Living, foyer, dining room, stairs, 2<sup>nd</sup> floor hallway, bedrooms- carpet
- ❖ Cabinets and vanities (Brand Wellborn Forest Products, Inc.)
- ❖ Counters- formica
- ❖ Mirrors sized to bathroom vanities, Main and Master Bath

## SPECIFICATIONS- CONT'D (Page 2)

### Landscaping

- ❖ Stone driveway
- ❖ Preparation of lawn to consist of spreading on site loam, machine raking and seeding. 40' front yard, 25' side yard, 25' rear yard (No warranty is made or implied as to the success of the lawn).
- ❖ Shrubbery- eight assorted shrubs selected by landscaper
- ❖ The builder's surveyor and/or engineer will set the location and elevation of the house at his sole discretion.

### Allowance Items

- ❖ Electrical fixtures - \$ 800  
(includes interior & exterior fixtures, bulbs & chimes)

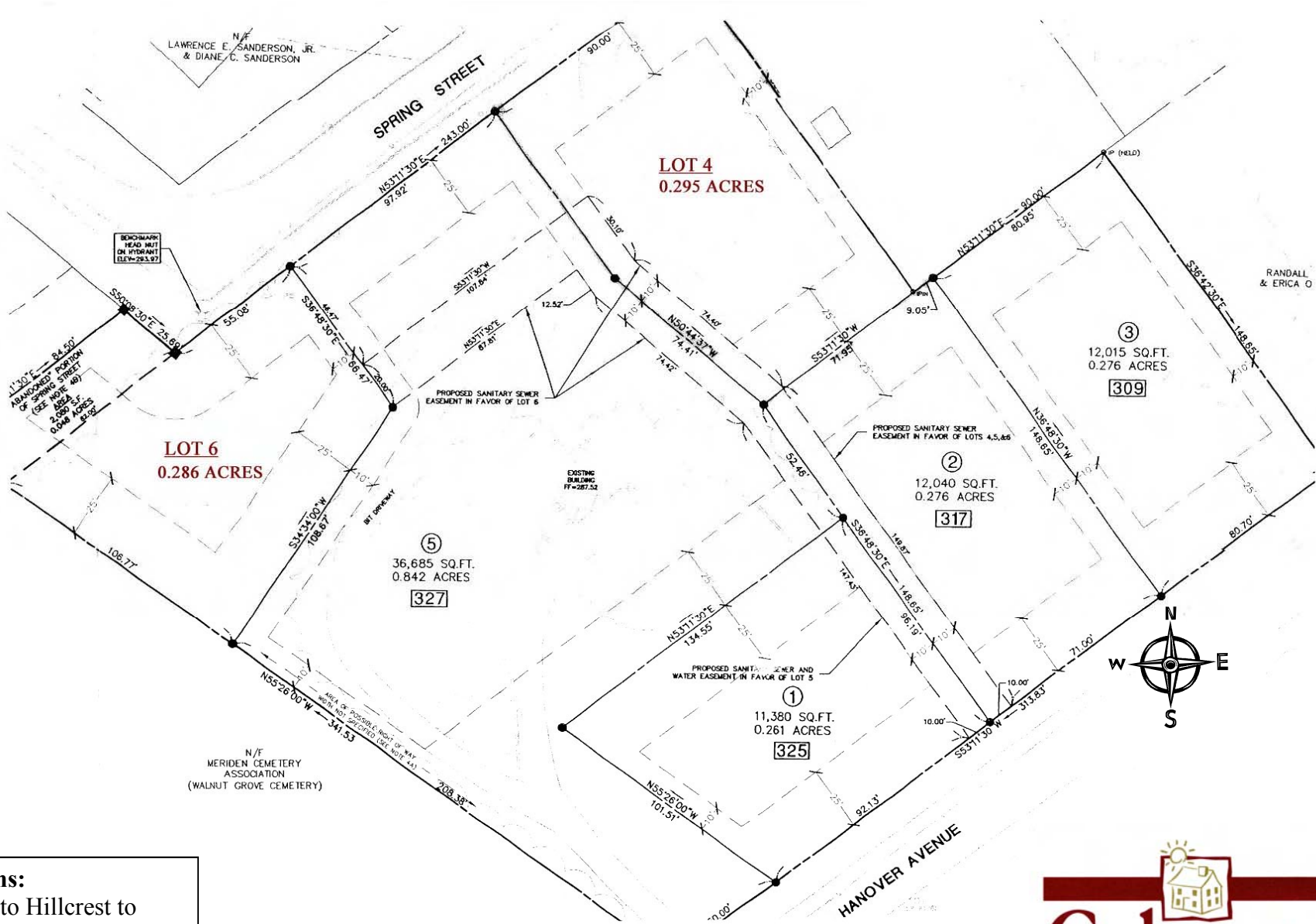
***\*Features and specifications are subject to change. Seller may substitute equal or better quality brands***



5/21/08



420, 436 Spring Street,  
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**Directions:**  
Hanover to Hillcrest to  
Spring Street

**Meriden, CT**