



by Brodach-Sterling Ridge LLC

Cheshire, CT

Project Managers:

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Getting to know Jay Brodach Brodach Builders, Inc.



Jay Brodach

My mentor and biggest influence was...

My father, Abram Brodach. He was a holocaust survivor from Poland who began building new homes in 1963. The first 3 lots he purchased were on Lanuette St. in South Meriden. After selling these new homes, he purchased 3 more lots on New Hanover Street where he built 3 new ranch style homes. After several more successes in Meriden, my father purchased property on Redwood & Greenwood Lanes in Cheshire. In addition to building new homes for sale, he also built a residence for his family, which remained my mother's home until 1993.

Brodach Builders continued its success in Cheshire, and in 1977 while constructing the Deaconwood neighborhood off of Higgins Road, my father asked me to join him and my older brother Harvey in the family business. Although I was still in college, I agreed to assist him as time allowed. I began to learn about all aspects of new construction and the building business. A year later I joined Brodach Builders on a full-time basis and continued the Brodach tradition of maintaining high standards to which my late father had achieved.

My greatest strength as a builder is...

The ability to communicate effectively with clients, instilling a level of trust and confidence so that they feel comfortable with whom they're working.

My proudest building experience...

Following in my father's footsteps, I reside in one of the neighborhoods that I built and developed. Very few developers actually live in an area that they built. It's also been very rewarding on several occasions when I've had repeat business and an opportunity to build a home for a second time for the same client.

I want homebuyers to remember their buying experience...

Building a new home should be a rewarding and pleasurable experience if you are working with the right people. We strive to make this a reality.

Projects developed by Brodach Builders include...

Cheshire: Deaconwood, Woodpond, Philson Court, South Brooksvale Road, Mountaincrest, Briarcliffe, Bickerton Woods, Richmond Hills, Winding Trails, Cambridge Hills, Chamberlain Woods, Hickory Knoll, & Sterling Ridge.

Southington: Forest Glen & Rivercrest

Also Augur Farms in North Branford, Parkman Place in Old Saybrook and projects in Southbury, Simsbury & Woodbridge.



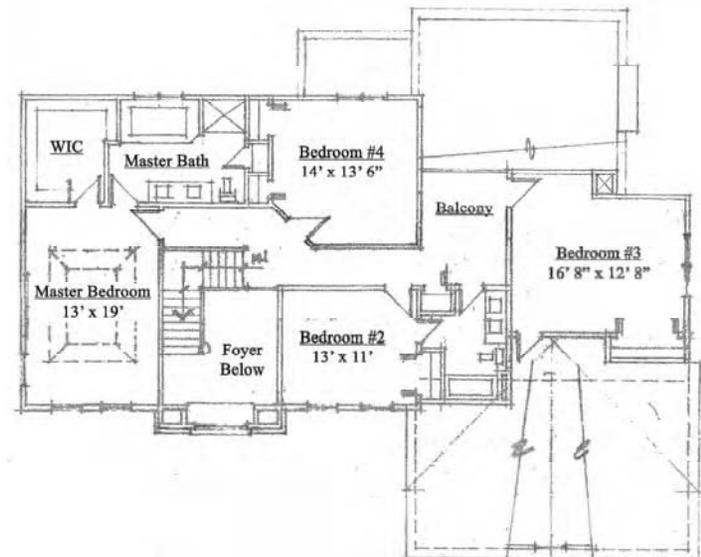
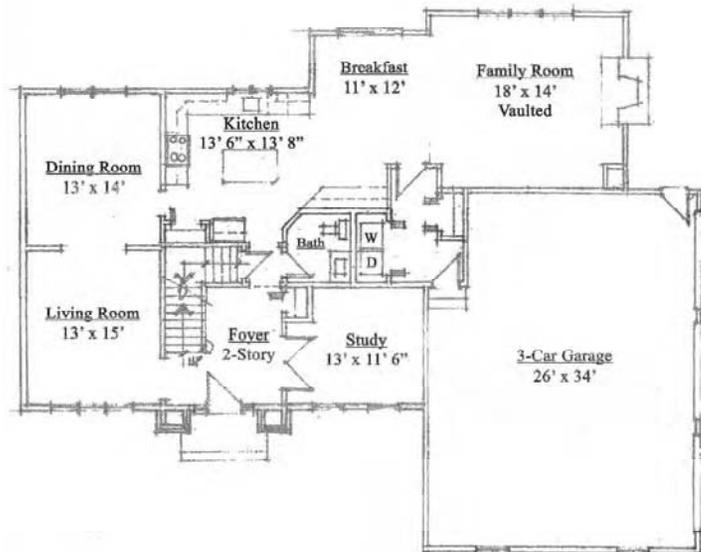
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3000 S. F. Model w/3-Car Garage



First Level 1550 s.f.

Second Level 1450 s.f.



The rendering and floor plans substantially represent the model depicted. Contractor reserves the right to alter dimensions slightly provided the financial and structural integrity of the building is not impaired. House plans are property of Brodach-Sterling Ridge, LLC. All rights reserved. 2006



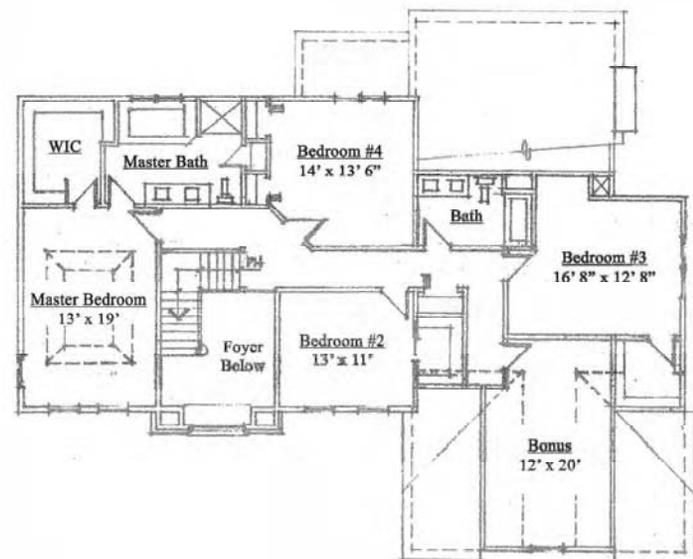
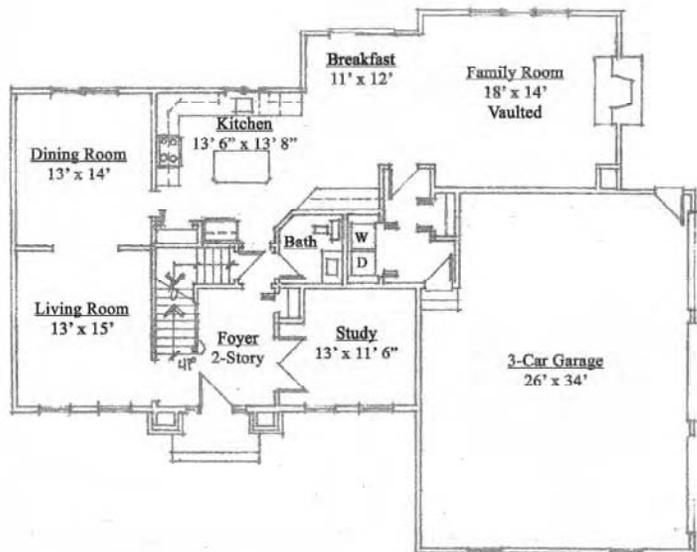
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3250 S. F. Model w/3-Car Garage



First Level 1550 s.f.

Second Level 1700 s.f.



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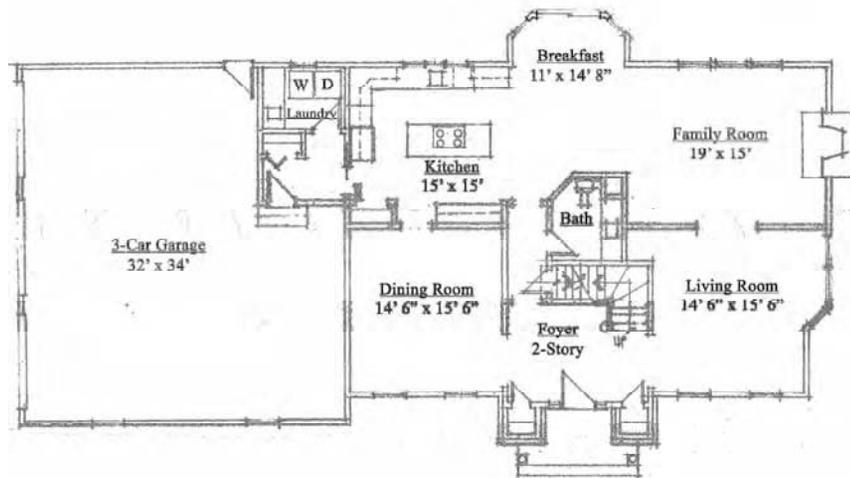


3400 S. F. Model w/3-Car Garage

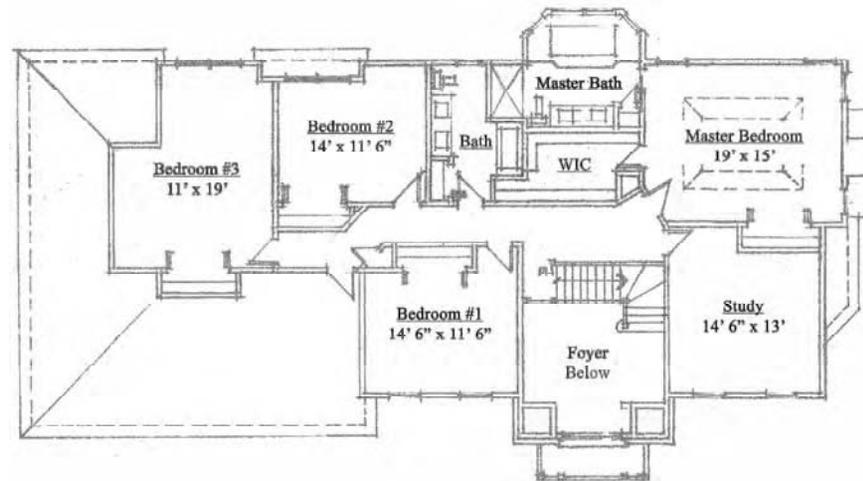
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First Level 1635 s.f.



Second Level 1765 s.f.



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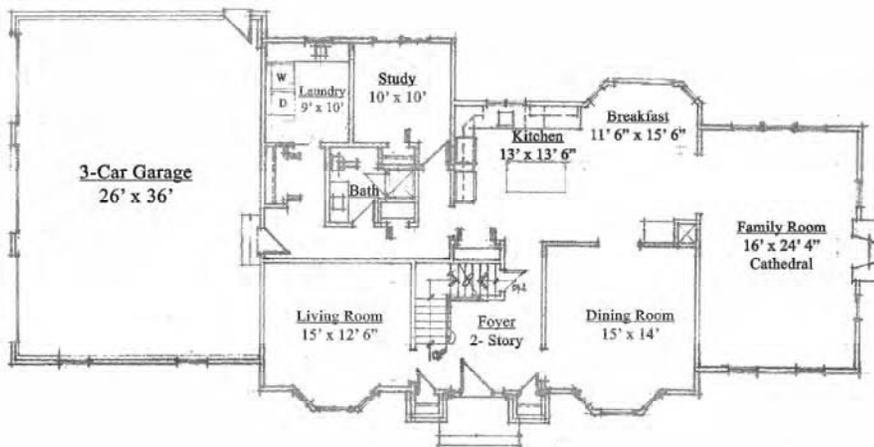


3600 S. F. Model w/3-Car Garage

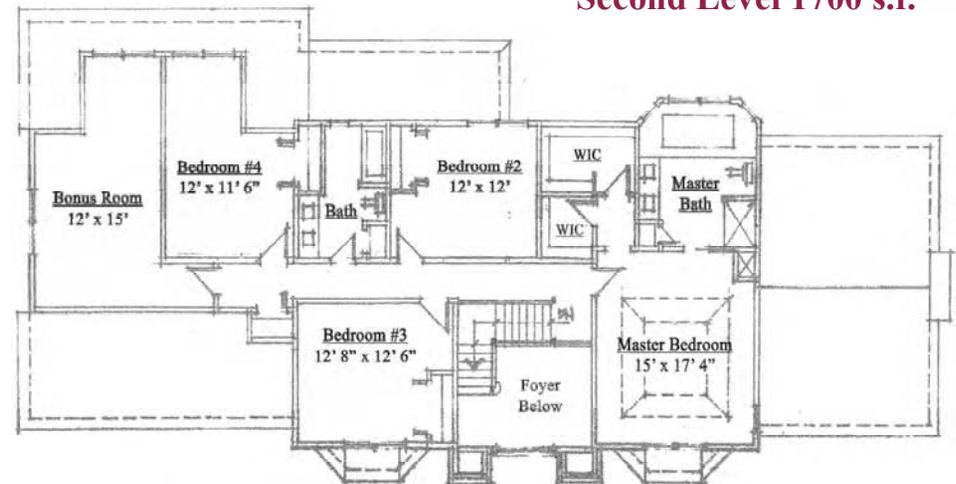
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First Level 1900 s.f.



Second Level 1700 s.f.



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Specifications

Structural

Footings & foundations - poured concrete
Basement & garage floors - poured concrete
Fireplace - flush hearth w/ mantel, marble or granite surround - \$10.00sq.ft.allowance
Sheathing - roof 1/2 CDX plywood, exterior walls 1/2 CDX plywood, floors 3/4 T & G plywood
Insulation - R-19 walls, R-38 ceilings, R-30 cathedral ceilings, blanket fiberglass
Attic opening - pull down stairs
Insulated Andersen windows w/built-in grills and screens - vinyl clad exterior - low E glass
Front door - steel, insulated
2x6 construction

Exterior

Siding - vinyl
Center exterior of house - brick - as shown on plan
Shutters - vinyl as shown on plans
Roof - 30 years architectural shingles
Gutters & leaders - aluminum
Deck - 12' x 14' pressure treated

Interior

Ceilings - flat painted - 9' ceilings on first floor
Walls - two coats flat paint, one color throughout - Benjamin Moore
Trim - painted, first floor - 5 1/4" baseboard and stafford trim
Doors - 6 panel molded - painted
Closets - wire shelves
Vanity mirrors - plate glass sized per vanity
Crown molding - 4 5/8" - living room, dining room, study

Electrical

Electrical outlets and switches per code
Wired for ceiling lights in all bedroom closets
200 Amp Service
Lighting allowance - \$3,000
6 telephone outlets
6 TV outlets
15 recessed lights
Security system w/two keypads
Garage door openers installed

Appliances & Cabinets

Appliance allowance - \$4,000
Kitchen cabinets- custom designed kitchen w/granite countertops
Bathroom vanities - Watercrest solid surface or one piece cultured marble

Plumbing & Heating

Master bath
Tile shower w/glass doors
Whirlpool tub
Main bath - fiberglass tub and shower
Powder room - pedestal sink - Kohler
Bathroom toilets - Kohler
All fixtures - white
Double sinks - master and main bath
Faucets - Moen Monticello
Kitchen - under mount stainless steel sink
Forced warm air system
Central air
50 gallon oil-fired hot water heater
330 gallon oil tank
Washer & dryer hookups

Floors

Living room, dining room, kitchen, family room, study, 2nd floor hallway, stairs - 2 1/4" oak flooring - 3 coats polyurethane
Bedrooms - carpet - \$25.00/yd allowance
Foyer - granite or marble - \$10.00/sq.ft. allowance or oak floors
Bathrooms - ceramic tile - \$4.00/sq.ft. allowance

Utilities

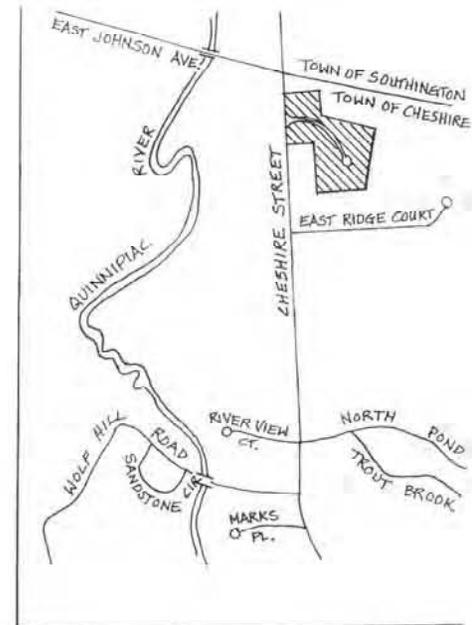
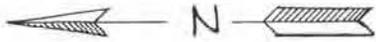
City water
Septic systems
Underground utilities

Landscaping

Driveway - paved
Lawn - graded & seeded where disturbed
Front foundation plantings
Paver walkway - driveway to front door



330 S. Main Street
Cheshire, CT 06410
203-272-1821 203-271-3585 Fax



Directions:
Route 70E to Cheshire Street or
Route 10 to E. Johnson Avenue
to Cheshire Street
Cheshire, CT



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