

Specifications
Waterbury Commons Fairlee

January 2016

1. GENERAL

a. allowances:

- included in the contract sum are all allowances set forth in the specifications.

b. cleanup:

- builder will leave all final-finish surfaces in like-new condition
- concrete surfaces will be broom clean

2. SITE WORK

- a. strip topsoil, excavate cellar hole, install footing drains and daylight, backfill foundation, including compaction for slabs
- b. construct driveway of gravel surface to garage at approximately a 10 foot width
- c. install electrical service, telephone and CTV cable conduit
- d. hook-up to municipal sewer & water
- e. installation of propane tank and
- f. finish grade and topsoil using on-site material

Landscaping

- all disturbed areas to graded using on-site material and seeded. At purchaser's discretion, additional topsoil to be spread at additional cost

3. WOOD

a. framing & sheathing:

- 8' first floor wall height, 8' second floor wall height
- exterior walls 2 x 6 @ 24" o.c., including knee walls and dormers
- interior walls 2 x 4 @ 16" o.c.
- floor joists: 2 x or "I" joist sized accordingly
- rafters/trusses sized accordingly @ 24" o.c.
- wall sheathing: 1/2 "Zip Sheathing
- roof sheathing: 5/8" T&G
- floor sheathing: 3/4 " Advantech glued and nailed
- all sills pressure treated 2 x 8
- window and door headers sized as necessary.

b. front porch

- 2 x PT @ 16" o/c
- composite decking
- 4" x 4" SYP PT Posts, wrapped in pine
- bead board ceiling

c. exterior trim:

general:

- siding: 1/2 x 6 cemplank clapboards with 4" exposure
- sub-fascia: 1 x 6 Miratec
- fascia: 1' x 4" Miratec
- frieze boards: 1 x 6 Miratec
- barge board: 1 x 8 Miratec
- soffits: plywood
- corner boards: 1 x 6 Miratec

4. THERMAL & MOISTURE

a. insulation

- foundation: exterior blueboard R15 covered with stucco
- exterior walls: R21 with continuous poly vapor barrier
- flat ceilings: R50 with continuous poly vapor barrier
- slope ceilings R39 with continuous poly vapor barrier
- band joists: foam
- R11 bath sound insulation

b. roofing

- architectural 30 year asphalt shingles
- ice & water at eaves and valleys
- roofing paper
- all necessary step flashing
- soffit & ridge vent

5. WINDOWS & EXTERIOR DOORS

- windows; Low-E/Argon insulated glass with clad exterior and primed wood interior
- terrace doors; Low-E/Argon insulated glass with clad exterior and primed wood interior
- exterior doors
 - Therma Tru Smooth Star, or equivalent

6. FINISHES

- a. interior doors: solid core Masonite 3-panel square edge shaker or equivalent
- b. interior trim:
 - 5 1/2" primed baseboard and 3 1/2" primed beaded casings
- c. paint/stain

Interior

- all drywall
 - prime/sealer
 - satin flat latex finish coat, with eggshell finish in the bathrooms and laundry room; one color throughout
 - woodwork
 - latex underbody primer
 - vinyl spackle on nail holes and joints
 - primed with two coats enamel finish; one color through-out
 - hardwood woodwork
 - 2 coats polyurethane - compatible color filler in nail holes
 - doors - same as woodwork
 - railings: 3 coats polyurethane
- d. Schlage Plymouth, or equivalent door hardware
 - e. main stairs
 - hardwood treads with 3 coats polyurethane
 - hardwood newel posts and railings
 - painted balusters
 - f. cabinets
 - Allowance: \$10,000.00
 - Allowance covers kitchen cabinets & counters, bath vanities & vanity tops
 - Basic cabinet installation included in base price. Extra trim elements installed on time and material basis

g. flooring

Allowance: \$9,720.00

Allowance covers all floor coverings, wood, tile, including bath tile, vinyl, carpet, etc.

7. MECHANICAL

Plumbing (all white fixtures):

- master bath:
 - 5' fiberglass shower with Moen T3124/3570 (chrome) shower valve
 - vanities with vanity tops (cabinet allowance) with Moen Widespread lavatory faucets T4570/9000 (chrome), or equivalent
 - vitreous china toilet w/elongated bowl
- second floor bath:
 - vanity with single bowl vanity top (cabinet allowance) with Moen Widespread lavatory faucet Model #4570/97372 (chrome), or equivalent
 - vitreous china toilet w/elongated bowl
 - 5' fiberglass tub/shower with Moen L2363 Pressure Balancing shower valve, or equivalent
- first floor bath:
 - Kohler pedestal lavatory, or equivalent, Moen Widespread lavatory faucets Model #4570/97372 (chrome), or equivalent
 - vitreous china toilet w/elongated bowl
- kitchen:
 - \$250.00 sink allowance with Moen 7545C or equivalent faucet
 - dishwasher hookup
 - water supply to refrigerator w/ shutoff
- laundry:
 - laundry wall box w/ lever shut-off
 - dryer venting
- miscellaneous:
 - two 12" Anti-siphon frost free sillcocks located in cooperation with builder and purchaser
 - pex water supplies

Heat & Hot Water:

- Energy Star Rated propane fired direct vent boiler appropriately sized for heat load
- baseboard hot water
- On-Demand hot water heater
- 3 heat zones (1st, 2nd, master)

Appliances:

Allowance: \$3,500.00; range, range hood, refrigerator, microwave, dishwasher

8. ELECTRICAL

- meter socket and weather proof disconnect switch as per GMP specifications
- wire, properly sized, from meter socket to panel run through in place conduit
- meter socket and panel
- openings as per code and plan
- Cat 5 telephone & RG-6 CTV outlets
- installation of fixtures included in base price
- Fixture allowance: items that fall under this allowance include: all light fixtures, recessed light cans & trims, tracks and track heads, or any other electrical fixture. Porcelain light fixtures and bath fan/lights to be included in base price.
 Fixture Allowance: \$2,000.00

9. SPECIALTIES

Allowance: \$500.00

Allowance is for bath accessories including but not limited to; mirrors, towel bars, toilet paper holders, hooks, shower doors, closet shelving. Installation of accessories supplied by outside vendors to be included in vendors pricing.

9. MISCELLANEOUS EXTRAS:

Fireplace Allowance: \$4,000.00