

Specifications
Lot 15
Waterbury Commons

October 10, 2019

1. GENERAL

- a. allowances:
 - included in the contract sum are all allowances set forth in the specifications.
- b. Efficiency Vermont
 - home to be built and certified to meet "Vermont Energy Star Home" standards and green building standards
- c. 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 to match garage width
- c. install electrical service, telephone and cable conduit
- d. hook-up to municipal water and sewer
- e. installation of propane tank underground
- f. finish grade and topsoil using on-site material

Landscaping

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

3. WOOD

- a. framing & sheathing:
 - 9' 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
 - Trex Select Pebble Gray
 - 6" x 6" rough sawn posts
 - bead board ceiling
 - black rail system,
- c. Deck:
 - 2 x PT @ 16" o/c
 - Trex Select (Pebble Gray
 - black rail system,

d. exterior trim:

general:

- siding:
Hardie Plank smooth lap siding
Front: Cedar Mill Hardie Panel with Hardie Batten Stirp, color to be determined.
- sub-fascia: 1 x 6
- fascia: 1 x 4
- frieze boards: 1 x 4
- barge board: 1 x 4
- 1 x 4 corner boards
- soffits: plywood

4. THERMAL & MOISTURE

a. insulation

- foundation: exterior blueboard R15 covered with foundation coat
- exterior walls: R21 dense pack cellulose
- flat ceilings: R60 with continuous poly vapor barrier
- band joists: foam
- R11 bath sound insulation

b. roofing

- architectural 30 year asphalt shingles
 - standing seam front porch
- ice & water at eaves & valleys
- all necessary step flashing
- soffit & ridge vent

5. WINDOWS & EXTERIOR DOORS

- windows; Anderson with Low-E4 argon insulated glass with clad exterior and pre-painted wood interior, as depicted on plans.
- terrace doors; Therma Tru Smooth Star, or equivalent, as depicted on plans.
- exterior doors
 - Therma Tru Smooth Star, or equivalent, as depicted on plans.
- garage doors
 - Haas 600 Series

6. FINISHES

- a. interior doors: solid core 3-panel square edge shaker except where noted otherwise on plans
- b. interior trim:
5 1/2" baseboard and 3 1/2" casings
- c. paint/stain

Interior

- all drywall
 - prime/sealer
 - eggshell finish; one primary 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. stairs

Main

- hardwood treads with 3 coats polyurethane
- LJ 4110 newel posts and LJ 6000 railings
- LJ 5060 painted balusters

Lower Level

- carpet grade

f. cabinets

- Allowance: \$12,000.00
 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: \$11,800.00
 Allowance covers all floor coverings, wood, tile, including bath tile, vinyl, carpet, etc.

7. MECHANICAL

Plumbing (all white fixtures):

- master bath:
 - 4' fiberglass shower, or equivalent with Moen Align tub/shower T2193EP + 2520 (chrome) or equivalent
 - vanity with double bowl vanity top (cabinet allowance) with Moen Align 6193 chrome w/9000 valve, or equivalent
 - Mansfield Alto toilet w/elongated bowl, or equivalent
- second floor bath:
 - vanity with double bowl vanity top (cabinet allowance) with Moen Align 6193 (chrome) w/.9000 valve, or equivalent
 - Mansfield Alto toilet w/elongated bowl, or equivalent
 - 5' fiberglass tub/shower, or equivalent with Moen Align tub/shower T3293 (chrome) or equivalent
- first floor bath:
 - Kohler pedestal lavatory, or equivalent, Moen Align 6190 (chrome), or equivalent
 - Mansfield Alto toilet w/elongated bowl, or equivalent
- kitchen:
 - Stainless Steel sink with Moen Align 7165, 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
 - rough-in for lower level bath

Heat & Hot Water:

- Energy Star Rated propane fired direct vent boiler appropriately sized for heat load with baseboard hot water

- On-Demand hot water heater
- 3 heat zones (1st, 2nd, master)

Appliances:

Allowance: \$3,500.00

Allowance for refrigerator, range, microwave/range hood, dishwasher

8. ELECTRICAL

- 200 amp meter socket, 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 6 telephone & RG-6 CTV outlets
- installation of fixtures included in base price
- stub conduit for future solar
- Fixture allowance: items that fall under this allowance include: all light fixtures, recessed light cans & trims (\$85.00 w/LED), tracks and track heads, or any other electrical fixture. Porcelain light fixtures and bath fan/lights to be included in base price.

Fixture Allowance: \$1,500.00

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

Built-In Allowance: \$500.00