

Construction Specifications

BUILDER
Sterling Land Company
1037 Hinesburg Road, Suite A
South Burlington, VT 05403

Plan: Thomas Plan
Plan Date: 11/9/2017
Specifications: Thomas Spec
Specifications Date: 11/9/2017



HOME OWNERS
Debbie & Peter Thomas
18 Forest Lane
Westford, VT 05494

PROJECT ADDRESS
Nature's Way Lot 29
79 Stonebrook Circle
Essex, VT 05452

DESCRIPTION

Thomas Plan: Two story New England style home with unfinished, walkout Lower Level. Two floors of finished area with approximately **2,564** square feet of living space including first floor master suite; **#1,556** square feet of unfinished Lower Level, 656 square foot 2-car garage, 108 square foot front porch, 243 square foot Screen Porch, and 144 square foot rear deck.

SPECIFICATIONS INDEX

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CHANGE ORDERS

C/O Number	C/O code	C/O Date	Plan Date
Revision #1	#Bold	11/20/2017	11/16/2017
PCL #1	^Red	11/22/2017	11/16/2017
Plan Revision #2	!Green	11/28/2017	11/27/2017
Contract Signing & PCL #2	-Purple	12/7/2017	12/4/2017
Meetings 12/11, 12/20 & PCL #3	*Blue	12/20/2017	12/20/2017
Meetings 12/28, 1/2, PCLs #4 & #5	<Pink	1/2/2018	12/20/2019
Meeting 1/10, PCL #7	%Orange	1/10/2018	1/18/2018
Meeting 1/24, PCLs #8, #9, #10	**Brown	1/30/2018	1/25/2018
Meeting 1/31, PCL #11	 Bold Dk Blue	2/1/2018	2/2/2018
email	 Bold Dk Blue	2/5/2018	2/5/2018

PERMITS

PERMITS:
Builder responsible to obtain all necessary permits including.
Building permits

STRUCTURE DETAIL & EXTERIOR SELECTIONS

FOUNDATIONS/LOWER LEVEL:

Type: Poured Concrete
Wall Height: 9'-0"
Lookout Height: 4' Frost Wall
Strength: Min. 3000 PSI @ 28 days with steel reinforcement
Footer: Continuous 8" x 24" Reinforced
Sealer: Damp proofing applied below grade

FLAT WORK CONCRETE:

Lower Level: Poured concrete.
Finish: Smooth
"Keyway" joints: Saw Cut
Thickness: 4"
Strength: House: Min. 3000 PSI @ 28 days
Garage: Min. 4000 PSI @ 28 days
Moisture Barrier: Tarred damp proofing membrane sprayed on exterior of foundation walls.
6 mil poly under concrete house slab.
Ground water controls: Stone and perforated drain tile pipe on outside drained to daylight

FRAME:

Exterior walls: 2x6 SPF 24" o.c.
Interior walls: 2x4 SPF 24" o.c.
Plate height: 9'-1" on first floor, except for 8'-1" at Foyer and Powder Room and 7'-6" at Laundry, Master Bedroom and Master Bath; 8'-1" on the second floor except for 6'-0" at Bedroom #3 and Second Floor Office; and 9'-0" in Lower Level.
Plate: 2x6 treated Southern Yellow Pine with foam sill seal.
Floor Framing: 11-7/8" Truss Joist TJI 230 Series I-joists @ 19.2" o.c. & 24" o.c.
Sub Flooring: 3/4" 4x8 T&G OSB glued and nailed.
Girders: 2 or 3 ply Trus Joist Microllam LVL, nailed and glued, as specified by engineering load design, supported by 3-1/2" concrete filled lally columns in Lower Level
Sheathing: 7/16" 4x8 OSB
Roof: Pre-engineered roof trusses 24" o.c. 5/8" T&G OSB rated sheeting
Pitches: 4/12, 6/12 and 8/12 at Main House; 5/12 at Garage; 6/12 at Front Porch; and 4/12 at Screen Porch
House wrap: Professional house wrap with flashing around all windows and doors.

SPECIAL FRAMING:

Stairs from the Garage to be framed to provide access to the Lower Level.
Stairs to be 2x12 stringers with 2x12 treads. The stairs will run from the garage slab to the height of the Lower Level Landing.
#Vaulted Ceiling at Living Room



ROOFING:

Owens Corning TruDefinition shingles Ice and water shield on eaves and valleys.
 Vented on ridge to achieve proper ventilation.
 Shingles: Owens Corning TruDefinition Limited Lifetime Warrantee
 Color: *Onyx Black

SIDING:

Mitten Highland Panel
 Gable Ends: Double 4" *Richmond Red from Mitten Sentry Series
 Clapboard: Double 4" *Richmond Red from Mitten Sentry Series
 Board-and-Baton: None.
 Eaves: Two piece aluminum wrapped-White
 Soffit: Perforated Soffit for proper venting, Color to be White
 Corners: **3" Vinyl Corners in color "Stratus" with Foam Backer
 Trim details: Frieze board & Garage Door trim to be Miratech, **Painted to match "Stratus"
 Drip Edge: Galvanized
 Gutters & downspouts: White Seamless Gutters
 Shutters: Available as an option



WINDOWS:

Brand: Jeld-Wen New Construction Double Hung Window
 Construction: All- Vinyl, energy star qualified, argon-filled, low-E insulated double-pane windows. Maximum U-factor 0.28. Flat exterior casing with built-in J and nailing flange EZ-Tilt cleaning. Screens included. Properly flashed.
 Grilles: <No grilles
 Screens: Fiberglass mesh.



NO grilles

Window Schedule

LETTER	LOCATION	SIZE	TYPE	QTY.	NOTES
A	Living Room/#Eating Area	3465	Dbl. Hung	#4	
B	#Living Room/MBR/Laundry	3453	Dbl. Hung	11	
	BR2/2nd Flr Office/Lower Level				
C	Offices/#Powder Room/Lower Level	3442	Dbl. Hung	#7	
F	#Living Room	3624	Awning	2	
#J3	Master Bath	3050	Dbl. Hung	1	Sill At 28" Above Floor
#H2	Master Bath	6850	Dbl. Hung	1	Sill At 28" Above Floor
#J3	Bedroom #3	9242	Dbl. Hung	1	
K	Kitchen	3649	Dbl. Hung	2	
L	Bedroom #3/Bath #2	3618	Awning	*3	
T	Hallway/Stairs	3624	Fixed	#2	
#TR	Garage Door Transom	10812	Fixed	2	

EXTERIOR DOORS:

Brand: Therma-Tru Insulated Fiberglass Doors
 Construction: Insulated fiberglass exterior doors with full weather stripping and adjustable sills. 6-9/16" jambs w/ 5/4x4 exterior trim. All exterior doors to have deadbolt locks. Door knobs and deadbolts keyed alike. All locksets/deadbolts to be EZ-Set satin nickel finish. A "jam-sill" weather pan will be installed at the threshold of all exterior doors with the exception of the garage to mudroom door.
 Screen Doors: None

Door Schedule

LETTER	LOCATION	SIZE	TYPE	QTY.	HARDWARE
I	Foyer Entry LH	3' - 0"	2 Panel	1	Double Bore
	S220 2 panel !w/No Sidelight				
II	Garage Entry LH	3' - 0"	2 Panel	1	Double Bore
	S220 2 Panel Solid				
III	Living Room to Screen Porch RH	3' - 0"	Full Glass	1	Double Bore
	S118 Full Glass				
IV	Hallway to Screen Porch RH	3' - 0"	Full Glass	1	Double Bore
	S118 Full Glass				
V	Screen Porch	3' - 0"	Storm	1	
	Larson 350-17 Full Glass Storm Door				
VI	Garage to Lower Level Entry LH	3' - 0"	2 Panel	1	Double Bore
	S220 2 Panel Solid				
VII	Lower Level Entry LH	6' - 0"	Slider	1	
	Jeld-Wen Vinyl Sliding Patio Door				



!Entry Door I



Garage II



Living Room to Porch III



Hallway to Porch IV



Screen Porch V



Lower Level Entry VI



Lower Level Entry VII

OVERHEAD GARAGE DOOR:

Door: Two Insulated 9' x 7' Garage Doors **#and one 4'x7' Garage Door**
 Design: Flat Panel **#w/o windows, transoms above doors (see window section)**
#No transom above 4'x7' door
 Color: Manufacturer's White
 Car Opener: Yes - 2
 8" Lift master 1/2 Horsepower Electric opener
 Keyless Entry Punch Pad included



DECKS & PORCHES

Porch Framing: 108 Square Foot Front Porch framed with PT 2x8 joists and 5/4x6 **^PVC Decking** in **Azek Harvest Collection, with hidden fasteners.** Miratec wrapped and painted PT 6x6 Posts and 2x8 roof beams. Roof to be truss framed, roof shingles to match house. Porch ceiling to be **-painted wood bead board in "Robin's Egg Blue"** Stairs from porch to walkway to be PT box steps with 5/4x6 **^PVC treads**

Porch Finish: ****PVC color Slate Gray**
 Posts, Roof Beams, Rimboard, and Stair Risers to be painted ****Slate Gray**

Porch Rail: ****AZEK Radiance Railings & Balusters**
 Color: ****Slate Gray**

Screen Porch 243 Square Foot Screen Porch framed with PT 2x10 joists and 5/4x6 **^PVC Decking** in **Azek Harvest Collection, with hidden fasteners.** Access to screen porch through Eating Area & Hallway. Porch to include Miratec Wrapped and Painted 4x4 PT Posts and 2x10 roof beams and a 30" knee wall. Roof to be truss framed and shingled to match house. Screen-Tite system to be installed between the porch posts and screen installed to the underside of the porch joists. The exterior of the knee walls to be Vinyl Siding to match the rest of the house with the siding extending to cover the porch rimboard. Interior of the knee walls to be painted wood beadboard. Walls between the House and Porch to be Vinyl Siding. **-Tongue and Groove 1x6 knotty Pine on Screen Porch Ceiling** **% Stained with Minwax #271, "Classic Gray"**

Screen Porch Finish: ****PVC color Slate Gray**

Screen Porch Railing: None, 30" Knee Walls
 Color: N/A

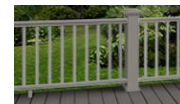
Rear Deck 144 Square Foot Rear Deck framed with PT 2x10 joists and 5/4x6 **^PVC Decking** ****PVC color Slate Gray**
 Access to deck from Screen Porch.

Rear Deck Finish: ****PVC color Slate Gray**
 Rimboard to be painted ****Slate Gray**

Rear Deck Railing: ****AZEK Radiance Railings & Balusters**
 Color: ****Slate Gray**



Classic Gray 271



ELECTRICAL ROUGH IN DETAILS AND SPECIFICATIONS

ELECTRICAL & LOW VOLTAGE:

Plugs/Switches: Underground service, 150 AMP panel.

- Switches/Plugs
- Switch Style: Toggle
- Plate Style
- Switch Color: White
- Dimmers: Available as an Option
- Dimmer Style
- Dimmer Color
- Dimmer Locations
- Exterior plugs: Per Electrical Plan



Lighting:

- Lighting fixtures: See Lighting section.
- Recessed lights

Miscellaneous Electrical:

- Clothes Dryer: ELECTRIC
- Door chime: **||Craftmade (#CBB-PR) Peruvian Chime (with Grooved Design) and a ||Baldwin (#4850112) Venetian Bronze 1 3/4" Diameter Beaded Bell Button**
- Smoke/CO detectors: 1 CO/Smoke per floor (3 total), 1 Smoke per bedroom (3 total)
- Bath vents: Included, 110cfm vented to outside, programmable controls, fan w/light.
- Security System: None.
- Central Vacuum: ^Douvac AIR 10 power unit, plus 5 vacuum outlets (2 on 1st fl, 2 on 2nd f 1 in garage), basic accessory kit, Garage Care Kit, & Vac Pan in kitchen. ~with DuoVac Air Driven Turbine Beater Brush Attachment



CAT 7 (data/phone)

Yes, per electrical plan
CAT 7A wire, RJ 45 Jacks compatible with 7A wire
CAT 5E phone punchdown remains
ground wire from the panel and connect it to all the foils/meshes at the punch down board



- TV Jacks: Yes, per electrical plan
- Audio: **Speaker wires in DR and kitchen ceilings (see Audio Plan)




















- *Solar Array: *19 LG 365 watt 60 cell modules on three asphalt roof with iron ridge racking for net metering with an annual estimated output of 8,322 KWH.



#Electric Radiant Heat Schluter Ditra-Heat, Radiant In-Floor heat under Master Bath Tile

LIGHTING

LIGHT FIXTURES:

Dining Room <Meyda 46584 	Foyer <PNA-9690-35-BMBO-NCKL 	Island <1XP-5121CM-BR 	Garage Exterior <30503CDOI 	Deck Exterior <30502CDOI 	Screen Porch Ceiling <30508CDOI 
Laundry Room #138707 	Master Vanity <ERN8602IBLED <mounted UP as pictured 	Living Room <F844-DK 	Master Bed <F844-WH 	1st & 2nd Floor Halls, Bedrooms #2 & #3 <2680MRWT 	
1st Floor Office <TFVT1617VB 	Bath #2 Vanity **3602-BA3 PW-SF **mounted DOWN as pictured 	Powder Room Vanity <2SW-5121CM-BR-SQ <mounted UP as picture 	2nd Floor Office <11060MRWT 	2nd Floor Office WIC Master WIC, & Kitchen Pantry <209WH 	
Stairwell (1st to 2nd) <PNA-0945-BMBO 	Stairwell (Garage to Basement) <342-357 	Closets in Bedroom #2 and #3 <Nuvo 2" LED Ceiling Wrap Fixture			#Outside Master WIC & Linen #845279 
		6" CLICK Lights at Kitchen, Mudroom, Front Porch <Under counter LED "Grace" Lights in kitchen <Recessed Gimball Ring Lights in LR (qty3) and DR (qty 2)			

PLUMBING

GAS

Main Kitchen Range Yes
 Main Fireplace N/A
 First Floor Dryer No (Dryer is Electric)
 Boiler N/A
 Hot water system Yes
 Grill Line at Deck N/A

HEATING

Furnace Brand: York LX Series, TM9V
 Boiler Size: 60,000 BTU
 Efficiency Rating: 96.0%
 Zones: Zone 1: 1st floor, Zone 2: 2nd floor.
 Air Conditioner: **York YMH36B21S Heat Pump (3 ton, 16 SEER, R-410a) with Truezone Control Panel, Wireless adapter and Wireless Sensor.**
 Thermostat: 1ea. Per finished floor
 Bath venting: Bath fans
 Dryer venting: Per plan.

PLUMBING FIXTURES:

Kitchen:

Sink
 Model: 11406-NA
 Description: Sterling McAllister Double Bowl Undermount Sink
 Color: Stainless Steel
 Size: 32" L x 18" W, 8" deep
 Strainer: Dearborn Stainless Basket Strainer

Faucet

Model: <K-10416-G
 Description: <Kohler Forte 2-Hole Sink Faucet with Sidespray
 Color: <Brushed Chrome
 Option:

Disposal

Model: !None



Master Bath

2 Lavatory Faucets

Model: <K-45800-4-BN
 Description: <Kohler Altea Single-Handle Bathroom Sink Faucet
 Color: <Vibrant Brushed Nickel

Whirlpool Tub

Model: K-1124-RA-0
 Description: Kohler Archer 72"x36" Alcove Whirlpool Tub
 Color: White
 Note: Includes K-7272-CP Overflow & Drain

Whirlpool Faucet

Model: <K-T10359-4-BN and K-10281-4A-BN
 Description: <Kohler Forte Sculpted Valve Trim & Kohler Forte Bath Spout
 Color: <Vibrant Brushed Nickel
 Note:

Shower Stall

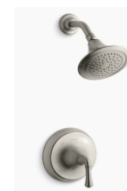
Model: <72270106-0
 Description: <Sterling Accord Series 7227, 60" Shower w/Aging in Place Backerboards
 Color: White
 Note: <3 ADA Grab Bars to be installed!
 < (Listed under Bath Hardware, Customer to Provide locations for mounting)

Shower Trim:

Model: <K-TS10276-4AE-BN
 Description: <Kohler Forte Rite-Temp Shower Valve Trim
 Color: <Vibrant Brushed Nickel

Toilet:

Model: <K-3754-0
 Description: <Kohler Kelston Comfort Height 2 piece Elongated Toilet
 Size: <30"L x 16.75"W x 30.5"H
 Color: White



Bath #2

Lavatory Faucet

Model: <K-10215-4-G
Description: <Kohler Forte Single-Handle Bathroom Sink Faucet
Color: <Brushed Chrome

Tub/Shower:

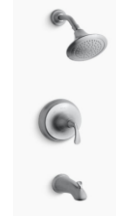
Model: <71150116-0
Description: <Kohler Accord Series 7115, 60" Bath/Shower w/Aging in Place Backerboards
Color: White

Tub/Shower Trim:

Model: <K-TS10274-4E-G
Description: <Kohler Sculpted Rite-Temp Bath & Shower Valve Trim w/NPT Spout
Color: <Brushed Chrome

Toilet:

Model: <K-3754-0
Description: <Kohler Kelston Comfort Height 2 piece Elongated Toilet
Size: <30"L x 16.75"W x 30.5"H
Color: White



Powder Room: (1/2 Bath)

Faucet

Model: <K-45800-4-2BZ
Description: <Kohler Alteo Single-Handle Bathroom Sink Faucet
Color: <Oil Rubbed Bronze

Toilet:

Model: <K-3754-0
Description: <Kohler Kelston Comfort Height 2 piece Elongated Toilet
Size: <30"L x 16.75"W x 30.5"H
Color: White



#Laundry Room

Sink

Model: 995-0
Description: Sterling Latitude Drop-in Utility Sink
Color: White

Faucet

Model: K-15175-FL-CP
Description: Kohler Coralais Single Hole Faucet with 10" Spout
Color: Polished Chrome



Miscellaneous Plumbing

Outdoor Faucets: 2 Frost-Free Hose Bibs, located at back of the main house and one on the side of the front porch.
Hot Water Heater: Rinnai R-75LS1 Lp Continuum Instantaneous water heater
Laundry: Washer Box Valve with single handle shutoff
Laundry appliances pricing optional
Rough-in: Rough, In slab plumbing for Future Lower Level Bath

PVC drainage plumbing. PEX continuous piping for all domestic water. All plumbing installed according to National Plumbing Code by licensed plumber.

Radon piping runs from under Lower Level concrete slab through roof. This is a passive system, no fan.

FIREPLACE & MANTLE

Fireplace

Available as an Option

Model:

Mantle:

Tile Surround:

Color:

Venting:

CABINETS & COUNTERTOPS

CABINETS:

All kitchen, bath, and built-in cabinet features:

Kitchen Cabinets to be Mid Continent Contemporary Series, <Burke style in Stained Maple, color "Natural".
#12" added to Kitchen Island and Kitchen Cabinets at Range Wall
 <Upper cabinets to ceiling with 3/4" Flat Stock Crown

Master Bath Vanity to be <Cabico MDF Cabinets in style #8010, color "Peppermint"
 Bath #2 Vanity to be Mid Continent #Burke Style, in <Painted Maple, color "White"
#Powder Room Vanity to be Mid Continent #Burke Style in Stained Maple, <color "Charcoal".
#Laundry Room Base & Wall Cabinets to be Mid Continent #Burke Style in <Painted Maple, color "White".
****Upstairs Office 72" Base Cabinet (with doors & drawers) to be Mid Continent Burke Style, Painted Maple, color "White"**



Burke



(L to R) Natural, White, Charcoal



Peppermint color

Cabico Cabinet #8010

Cabinet plans are drawn and presented to the client before cabinet construction begins.
 **Photos are meant to show cabinet style only, actual color may vary

CABINET NOTES: None

All cabinet pulls/knobs

Kitchen: <Doors & Drawers 19002-SS
 Master Bath: %TK593BSN
 Bath #2: < Doors & Drawers BP55343G10
 Powder Room: <BP55343ORB
 Laundry: <Arizona Series, size Small, w/Satin Nickel Base
 Upstairs Office: **BP55343ORB



Master



Bath #2



Powder Room &
 **Upstairs Office



Kitchen Knobs



Laundry

COUNTERTOPS:

Location: Kitchen
Style: <Cambria Quartz Jewel Collection
Color: <Color "Parys"
Edge Detail: Pencil Edge
Cut-Outs: Undermount Sink
Backsplash: Yes
B/S Location: Back only.



Parys Quartz



Kitchen Tops (not color, but style)

Location: Master Bathroom 72" vanity
Style: Cultured Marble with 2 integrated bowls <Oval Bowls, Flush
Color: White with White Bowl
Edge Detail: Square Edge
Cut-Outs: None
Backsplash: Yes
B/S Location: Back only.



Master Bath Top

Location: Bath #2 60" vanity
Style: Cultured Marble with integrated bowl <Oval Bowl, Flush
Color: White with White Bowl
Edge Detail: Square Edge
Cut-Outs: None
Backsplash: Yes
B/S Location: Back only.



Bath #2 Top

#Location: Powder Room 30" vanity
Style: Cultured Marble with integrated bowl <Rectangular Bowl, Flush
Color: White Cotton with White Cotton Bowl
Edge Detail: Square Edge
Cut-Outs: None
Backsplash: Yes
B/S Location: Back only.



Powder Room Top

#Location: Laundry Room 42" base cabinet
Style: Laminate
Color: *Blue Agave #4919-60
Edge Detail: E-2000K
Cut-Outs: Self Rimming Sink
Backsplash: Yes
B/S Location: Back only.



Laundry Room Top

****Location:** Upstairs Office 72" base cabinet
Style: Laminate
Color: Graphite Grafix #515-58 in Matte Finish
 ~ (2nd choice Wilsonart #4976K-07 Dusk Natira, if 1st choice is delayed)
Edge Detail: E-2000K
Cut-Outs: Yes
Backsplash: Yes
B/S Location: Back only.

WALL & TRIM INTERIOR DETAIL WORK

INSULATION:

Type: NGBS Standard
 Exterior walls: R-21- 6" Fiberglass Batts with Poly Vapor Barrier
 Interior Walls: R-13- 3-1/2" Fiberglass Batts for bath walls (soundproofing)
 Spray Foam: Box sill in first and second floor joists insulated with closed cell foam.
 Attic: R-60 Cellulose with backer boards at eaves for ventilation.
#R-45 Dense-Pak Insulation at Living Room Sloped Ceilings
 Garage: 12" Dense-Pak Insulation at Garage Ceiling (Office Floor)
 Foundation: 2-1/2" R-15 Thermax glued to concrete wall.

DRYWALL:

Living area walls: 1/2" sheet rock, taped with 3 coats of joint compound at walls and ceilings
 Ceilings: Smooth Finish, minor shadow variations are possible in ceilings.
 Garage: 1/2" sheet rock, taped with 1 coat of joint compound at ceiling only

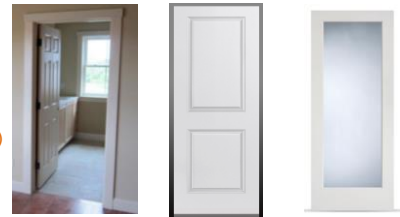
INTERIOR TRIM: "Colonial"

Casing: 3-1/2" Eased Edge with 5/4x4 head casing
Base: 5-1/2" Colonial Base Board
Living Room Ceiling: **^1x6 V-groove tongue and groove knotty pine to be added over the drywall to the Living Room ceiling**
 Color: %Stained with Minwax Color #230, "Early American"



Interior doors:

Make: Masonite
 Model: Masonite Smooth 2 Panel Hollow Core %for all closet doors
 %Masonite 2-Panel Solid Core Doors for all other interior doors (listed below)
 %Door #s 2, 4, 5, 6, 7, 10, 11, 12, 14, 17, 19, 21, **22
#Door #1 Between Foyer and Eating Area to be a Glass French Door with clear glass, no grilles.
 Color: %SW High Reflective White #7757
 Hinges: Satin Nickel



Door Knobs

Exterior: -EZ-Set Royal Series Lever Handles Keyed Entry w/deadbolt Satin Nickel
 Interior: -EZ-Set Royal Series Lever Handles Satin Nickel



Other:

Satin Nickel handrail brackets, hinge bumps and base bumps.

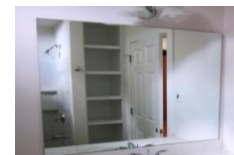


Stairs:

First Floor to Second Floor: **#Carpet Grade** Box stair construction with half wall and hardwood cap, Includes stairs to Second Floor Office.
 First Floor to Lower Level: Carpet Grade

Mirrors and Glass:

Mirrors:
Location: Details:
 Master Bath: Plate Glass mirror with ground edge, no bevel
 Bath #2: Plate Glass mirror with ground edge, no bevel
 Powder: <26" x 26" square mirror (pictured) to be supplied by Owner
 <to be hung at standard height



Shower Curtain Rods Master Bath & Bath #2 Straight Rod.

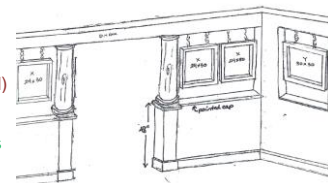
Wainscot/wall treatment: 36" High Wainscot at Mudroom %and Powder Room

Crown:

Available as an option

Built-Ins:

Mudroom: Bench & **Coat Pegs at Mudroom (see detail)
 LR: **2 built-In Shelving Units on southwest wall of LR, under awning windows. (see detail)
 **Painted trim color.
 Up Office: **Built-in shelving above base cabinets (on WIC wall). Painted trim color.
 DR: **! 4 Reclaimed windows from the Homeowner to be used at the Living Room half-walls**
 **The 2 posts (above the half wall) to be natural wood logs (see detail)
 **Cap to be painted trim color
 MST Bath: **recessed medicine cabinet (see detail, and listed below, in hardware)
 Kitchen: **Pantry - solid wood shelving (see detail). Painted trim color.

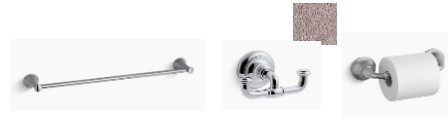


Bath Hardware:

Master Bath Item	QTY	Finish	Item#
<TP Holder	1	Vibrant Brushed Nickel	K-13434-BN
Robe Hook	2	Vibrant Brushed Nickel	K-11375-BN
<24" Towel Bar	2	Vibrant Brushed Nickel	K-13431-BN
**Towel Ring	2	Vibrant Brushed Nickel	K-13435-BN
<18" ADA Grab Bc	2	Vibrant Brushed Nickel	K-10541-BN
<24" ADA Grab Bc	1	Vibrant Brushed Nickel	K-10542-BN
**Medicine Cabine	1	RECESSED	K-2918-PG-SAA



Bath #2 Item	QTY	Finish	Item#
<TP Holder	1	Brushed Chrome	K-11374-G
<Robe Hook	1	Polished Chrome	K-72572-CP
<24" Towel Bar	1	Brushed Chrome	K-13431-G
<18" Towel Bar	1	Brushed Chrome	K-13430-G



Powder Room Item	QTY	Finish	Item#
<TP Holder	1	ORB	K-37054-2BZ
<Towel Ring	1	ORB	K-37057-2BZ



CLOSET SHELVING:

All closet systems will be vented wire and the system, per the picture here, is indicated on the plan.
 **Closet shelving details shown in "NW 29 Closet Detail 1-26-18"



-BASEMENT SHELVING:

%Two field framed storage shelving units in Lower Level, each 3 sections wide. One to be located along Lookout Wall southwest of future bath, %and one to be directly across from that.



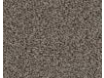
FLOORING AND PAINT SELECTIONS

FLOORING




Wood Floors

Location	#Master Bedroom & WIC
Make:	BSL
Style:	Horizon Maple, 4 1/4" width
Finish:	%Glacier Stain <w/NANO FINISH
Location	<2nd Floor Office & WIC
Make:	BSL
Style:	Horizon Maple, 4 1/4" width
Finish:	<Natural w/NANO finish

Carpet

Location:	Bedroom #2, Bedroom #3	Color:	<Bora Bora #436	
Make:	<Ansonylon	Details:		Bora Bora
Style:	<Platinum Texture			
Location:	Upstairs Hall and #Stairs from 1st to 2nd Floor	Color:	%Deep Water #00448	
Make:	%Tufftex Berber	Details:		Deep Water
Style:	%Bali			
Location:	%Living Room	Color:	%Cave #00756	
Make:	%Tufftex Berber	Details:		Cave
Style:	%Bali			

Tile

Location:	Master Bath	Size:	<12 x 24	
Maker:	<Anatolia	Color:	<Mica	Belgian Linen "Mica"
Style:	<Belgian Linen Porcelain Tile	Grout:	<Dusty Grey	
Orientation:	<Brick Set, 50% stagger, long edge at door			
#Note:	Schluter Ditra-Heat, Radiant In-Floor heat under Master Bath Tile			
Location:	Master Bath Tub Surround	Size:	**8in by 3/16in Ogee	
2) Maker:	**Winchester Tile	Color:	W.VPA2110	
Style:	**Papyrus	Size:	**130mm x 130mm	
3) Maker:	**Winchester Tile	Color:	**W.2801VPA "Villette"	
Style:	**Residence Chateau	Grout:	**Silver Shadow	
Orientation:	see detail			
Note:	ALL Winchester Villette, with an Ogee Moulding in color "Papyrus" (W.VPA2110) at the top and sides (mitered at corner)			
Location:	Mudroom, and Powder Room	Size:	<12 x 24	
Maker:	<NRF	Color:	<Charcoal	NRF Bamboo "Charcoal"
Style:	<Bamboo	Grout:	<Raven	
Orientation:	<Brick Set, 50% stagger, long edge at door			

Vinyl

Location: Bath #2
Make: Mannington
Style: <Realistiqe Vinyl
Color: <Lattice Hydrangea

**-Vinyl Plank**

GLUE DOWN
Location: ~Kitchen, Front Floor Office, Laundry Room, Hall to Master Bedroom, **Foyer, Dining Room
Make: ~Mannington
Style: ~Homestead
Color: ~Spalted Maple



PAINT:**Exterior Paint:**

Exterior Doors: 2 coats of exterior paint, Front Door Color %to match Valspar "Vintage Frame" #VR107A
Overhead Door: Manufacturer's White
Exterior Lap Siding: D-4 Vinyl Siding, Not Painted
Trim : Including freeze boards, door surrounds, risers
Color: **Frieze boards, door surrounds, and risers to be painted "Slate Gray"
Finish: Satin finish
Exterior Trim, stained: ~Tongue and Groove Pine Ceiling on Screen Porch to be stained, Color to be "Classic Gray" Minwax #271
Windows: Manufacturer's White
Front Porch: ^PVC color **Slate Gray
Porch Posts, Roof Beam, Rimboard, and Stair Risers to be **Slate Gray
Front Porch Ceiling: ~Wood Bead Board to be painted "Robin's Egg Blue"
Screen Porch: ^PVC color **Slate Gray
Kneewall Beadboard to be painted White. **Posts and Roof Beams to be painted "Slate Gray"
Rear Deck: ^PVC color **Slate Gray
Rimboard to be painted **Slate Gray



Interior Paint:

Paint plan will be developed and approved as selections are made.

Painted Interior Walls: 1 coat primer with 2 coats of **eggshell latex paint, Colors Listed Below (see Paint Plan)
Low VOC Interior paint to be used

Paints:	Location	Color
Color 1:	**Foyer, Eating Area, Kitchen, Mudroom, Living Room, Back Hallway, Upstairs Office, & Stairwell (1st to 2nd)	**SW #HGSW3487 "Wintersweet Grey"
Color 2:	**Laundry Room and 1st Floor Office, **Valspar #6001-7C "Green Supreme" & Bedroom #2	
Color 3:	**Master Bath	**BM #1480 "Sleigh Bells"
Color 4:	**Master Bedroom	**Valspar #4005-7B "Serenity"
Color 5:	**Powder Room	**Valspar #4005-10B "Blue Shock"
Color 6:	**Bedroom #3	**Valspar #5006-9B "Frosty"
Color 7:	**Bath #2	**BM #709 "Heavenly Blue"

Ceilings & Closets: All ceilings & closets in "ceiling white"

Interior Trim, painted: Painted, 1 primer, 2 coats of semi-gloss latex paint
Color: %SW High Reflective White #7757

Interior Doors: Color: %SW High Reflective White #7757
Semi-Gloss finish

Interior Trim, stained: ^Tongue and Groove Pine Ceiling in living Room to be stained, %Color to be "Early American" Minwax

APPLIANCES

APPLIANCES:

Kitchen

Refrigerator

Make: Whirlpool
Model: <WRS 325 FNAB
Color: Black
Options: <25 cu. Ft. Side by Side

Gas Range

Make: <GE
Model: <JGB450REKSS
Color: <Stainless Steel/Black
Features: <Freestanding Gas Range

Dishwasher

Make: <Bosche
Model: <SGE53U56UC
Color: Black
Features: <46 dBa Quietest in Class

Microwave

Make: <GE
Model: <JVM3160DFBB
Color: Black
Features: <1.6 cu. ft.
Location: Located over Range.



Laundry

Washer
Model
Color
Details

Dryer
Model
Color
Details **Electric

LANDSCAPING

LANDSCAPING:

All disturbed portions of yard to be seeded. Lawn area will generally include front yard, side yard, and rear yard. Lawn area to be covered with approximately 4" of native topsoil. Landscaping of this home includes six foundation shrubs and six perennial flowers.

|| For privacy, five (5) Norway Spruce trees to be planted along the border of the property between NW29 and NW30.
|| Trees to be planted 10-12' on center in zig zag as shown on Landscape Plan.



SITE WORK AND PREPARATION

SITE CLEARING:

Builder is responsible for all site clearing, as needed.

EXCAVATION & FILL:

Builder responsible for all site work and site balance to include:

- * Connection to Town of Essex water and sewer systems
- * Connection to natural gas lines at road. Underground power, fiber optic telephone and cable TV in conduit to house
- * 12" thick gravel two car driveway on top of mirafi fabric. Driveway to be finish paved with 2" of compacted asphalt
An additional 12' x 20' ~paved area at the left of the Garage to provide additional parking space and camper storage.
- * Footing drains installed around Lower Level and drained to daylight in back yard. Drain tile buried in clean 1" stone; covered with mirafi fabric; clean sand fill from fabric to 12" below grade. Site graded to shed surface water away from house
- * Boulder rock walls as needed for the grading of the yard. Boulders from the site are machine-placed to create walls.
- * Sidewalk from front porch to driveway will be Brussels Block "Limestone" paver bricks .
- * Yards, shrubs, landscaping, snow and trash removal are the responsibility of the Homeowner.
Owner can plant additional plantings around their home.

MISCELLANEOUS

CLEANING:

House cleaned prior to closing, including washing of windows.

ENERGY PACKAGE:

Home to be built to an Energy Code Plus rating and certified green through the National Green Building Standard. Home to include:

- 1) 110 CFM fan to exhaust air from the house in Master Bath and Bath #2 controlled by a programmable 24-hour timer.
- 2) Programmable setback thermostat on each heating zone.
- 3) Additional caulking and sealing of joists to reduce air infiltration into the home, including shoe plate; windows; and where wires and pipes go to cold spaces.
- 4) Lower Level insulation on the interior using rigid "Thermax" insulation to be located from the floor to the top of concrete wall to comply with Efficiency Vermont standards.
- 5) Selected use of closed cell foam to improve overall air sealing of home.
- 6) Pre-drywall and diagnostic testing after the house is complete by Efficiency VT to verify satisfaction of Energy Code Plus performance Requirements

WARRANTY:

SCI Warrantee as per contract.

Continuing a policy of constant research and improvement, Sterling Land Company reserves the right to make substitutions and specification changes.

SIGNATURES:

Client:

Date

Client:

Date

Collin Frisbie, Builder
For: Sterling Construction Inc.

Date