

Construction Specifications

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

Plan: Modified Villager
Plan Date: 6/22/2018
Specifications: Helmer Spec
Specifications Date: 9/19/2019



HOME OWNERS
Jessica & Elliot Helmer

PROJECT ADDRESS

490 Irish Hill Rd
Shelburne, VT 05482

DESCRIPTION

Villager Plan: Two story New England style home with un-finished Lower Level. Two floors of finished area with approximately 1,987 square feet of living space including first floor master suite; 1,387 square feet of unfinished look-out Lower Level, 860 square foot 3-car garage, and 108 square foot front porch.

SPECIFICATIONS INDEX

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CHANGE ORDERS

C/O Number C/O code C/O Date Plan Date

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 16" 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; 8'-1" on the second floor 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 @ 24" o.c.
Sub Flooring: ¾" 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 sheathing
Pitches: 4/12, 5/12, 6/12 and 8/12 at Main House; 5/12 at Garage; 6/12 at Front 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.



Garage Stairs to Lower Level

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: To Be Selected by Owner

SIDING:

Norandex Woodsman Select
 Gable Ends: Vinyl Shakes at Front Elevation Gables, Color to be Selected by Owner
 Clapboard: Double 4" Color to be Selected by Owner
 Board-and-Baton: None.
 Eaves: Two piece aluminum wrapped-White
 Soffit: Perforated Soffit for proper venting, Color to be White
 Corners: 6" White Vinyl Corners with Foam Backer
 Trim details: Frieze board and Garage Door trim to be Miratech
 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.
 Grills: Grills Between Glass 6 over 0
 Screens: Fiberglass mesh.

Window Schedule

LETTER	LOCATION	SIZE	TYPE	QTY.	NOTES
A	Living Room/Dining	3465	Dbl. Hung	4	
B	Eating/MBR/BR2/BR3/Garage	3453	Dbl. Hung	13	
C	MSTR Bath	3441	Dbl. Hung	1	
E	Upstairs Hallway	^3039	Dbl. Hung	1	
EG	Lower Level	5548	Slider	1	Egress Window
F	Laundry Room	3616	Fixed	1	
K	Kitchen	3649	Dbl. Hung	2	
T	BR2	3624	%Awning	1	
G	Lower Level	3624	Awning	1	

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 RH	3' - 0"	2 Panel	1	Double Bore
	S220 2 panel				
II	Garage Entry RH	3' - 0"	2 Panel	1	Double Bore
	S220 2 Panel Solid				
III	Dining Room to Deck LH	6' - 0"	Slider	1	
	Jeld-Wen Vinyl Sliding Patio Door				
IV	Hallway to Deck RH	3' - 0"	Full Glass	1	Double Bore
	S118 Full Glass, No Grilles				
V	Lower Level Entry RH	3' - 0"	2 Panel	1	Double Bore
	S220 2 Panel Solid				



Entry Door I



Garage II



Dining to Deck III



Hallway to Deck IV



Lower Level Entry V

OVERHEAD GARAGE DOOR:

Door: 3 Insulated 9' x 8' Garage Doors
 Design: Sonoma Panels w/Arched Stockton Glass
 Include 4 Hinges and 2 Pull Handles (Spear Style) per door
 Color: Manufacturer's White
 Car Opener: Yes - 3
 8" Lift master 1/2 Horsepower Electric opener
 Keyless Entry Punch Pad included



DECKS & PORCHES

Porch Framing: 6' x 18' Front Porch framed with PT 2x8 joists and 5/4x6 #1 PT Decking. Miratech wrapped and painted PT 6x6 Posts and 2x10 roof beams
 Roof to be truss framed, roof shingles to match house.
 Porch ceiling to be vinyl bead board. Stairs from porch to walkway to be PT box steps with 5/4x6 #1 PT treads

Porch Finish: Porch Decking and Stair Tread to be stained with TWP
 Total Wood Preservative, Color to be Selected by Owner
 Posts, Roof Beams, Rails, Rimboard, and Stair Risers to be painted White.

Porch Rail: Pressure Treated rail and balusters
 Color: White

Rear Deck: Future Deck at rear



ELECTRICAL ROUGH IN DETAILS AND SPECIFICATIONS

ELECTRICAL & LOW VOLTAGE:

Plugs/Switches: Underground service, 200 AMP panel.
Switches/Plugs
 Switch Style: Toggle
 Plate Style
 Switch Color: White
Dimmers
 Dimmer Style
 Dimmer Color
 Dimmer Locations
 Exterior plugs: Per Electrical Plan















Lighting:
 Lighting fixtures: See Lighting section.
 Recessed lights

Miscellaneous Electrical:
 Door chime: Nutone: One 2-note, white door chime, Model BK125LWH
 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: Rough in only, 1 outlet per floor
 CAT 5 (data/phone): No.
 TV Jacks: Yes, per electrical plan
 Audio: No.



LIGHTING

LIGHT FIXTURES:

<p>Dining Room SEA 090121</p> 	<p>Foyer SEA 086620</p> 	<p>Island (2) SEA 090083</p> 	<p>Garage Exterior (3) KIC 9618OZ</p> 	<p>Future Deck Exterior (2) KIC 9611OZ</p> 
<p>Upstairs Vanity SEA 090101</p> 	<p>Master Vanity (2)/Powder Room SEA 090109</p> 	<p>Living Room Maxim 2681FTSN</p> 	<p>Master Bed Maxim 2681FTSN</p> 	<p>Upstairs Hall/Mudroom/Guest Bedrooms Maxim 2680MRSN</p> 
<p>Laundry/Master Closet KIC 209WH</p> 	<p>Stairwells (2) SEA 090179</p> 	<p>6" Click Lights 4 at Kitchen 3 at Front Porch</p> <p>Ceiling Light Locations at Living Room, Dining Room, Master Bedroom, and Bedrooms #2 & #3 to be roughed-in with metal boxes for future ceiling fan installation</p>		

PLUMBING

GAS

Main Kitchen Range	Yes
Main Fireplace	Yes
First Floor Dryer	Yes
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:	Available as an Option
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-596-VS
Description:	Kohler Simplice with Spray
Color:	Vibrant Stainless
Option:	Metal Strainers

Disposal

Model:	1/2 HP Insinkerator Badger 5
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Master Bath

2 Lavatory Faucets

Model:	K-5316-4-CP
Description:	Kohler Refinia Centerset Lavatory Faucet
Color:	Polished Chrome

Shower

Model:	To be tiled shower, see tile section
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Shower Trim:

Model:	K-TLS5320-4-CP
Description:	Kohler Refinia w/o showerhead
Color:	Polished Chrome
Showerhead:	Kohler Alteo 1.75 gpm shower head K-5240-G-CP

Toilet:

Model:	403082-0
Description:	Sterling Windham Comfort Height Elongated Toilet Bowl
Size:	29"L x 15"W x 31"H
Color:	White



Bath #2

Lavatory Faucet

Model:	K-5316-4-CP
Description:	Kohler Refinia Centerset Lavatory Faucet
Color:	Polished Chrome

Tub/Shower:

Model:	71220120
Description:	Sterling Ensemble Curve 60" Tub/Shower
Color:	White

Tub/Shower Trim:

Model:	K-TLS5318-4-CP
Description:	Kohler Refinia w/o showerhead
Color:	Polished Chrome
Showerhead:	Kohler Alteo 1.75 gpm shower head K-5240-G-CP

Toilet:

Model:	403082-0
Description:	Sterling Windham Comfort Height Elongated Toilet Bowl
Size:	29"L x 15"W x 31"H
Color:	White



Powder Room: (1/2 Bath)

Faucet

Model: K-5316-4-CP
 Description: Kohler Refinia Centerset Lavatory Faucet
 Color: Polished Chrome

Toilet:

Model: 403082-0
 Description: Sterling Windham Comfort Height Elongated Toilet Bowl
 Size: 29"L x 15"W x 31"H
 Color: White

Sink

Model: K-2293-4-0
 Description: Kohler Wellworth Pedestal
 Color: White



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 Bathroom

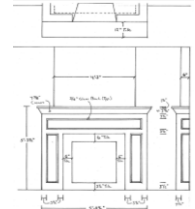
PVC drainage plumbing. PEX continuous piping for all domestic water. All plumbing installed according to National Plumbing Code by licensed plumber.

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

FIREPLACE & MANTLE

Fireplace

Model: Empire DVCD36FP Direct Vent Gas Fire Place
Mantle: Custom Built in Place Mantle (see picture/detail)
Tile Surround: 6" Tile Fireplace Surround with 12" Tile Hearth to be full width of fireplace enclosure
 Color: To be Selected by Owner
Venting: Direct Vent to Outside wall



CABINETS & COUNTERTOPS

CABINETS:

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

Kitchen Cabinets to be Mid Continent Contemporary Series
 All kitchen cabinets are Concord style in Stained Maple, color to be "Natural".
 Vanity Cabinets to be Mid Continent Contemporary Series
 Vanity cabinets are Concord style in Stained Maple, color to be "Natural".

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



Concord Maple
 Natural Finish

CABINET NOTES: None

All cabinet pulls/knobs

Kitchen: BP53005-G10 Knobs
 Bathrooms: BP53005-G10 Knobs



COUNTERTOPS:

Location: Kitchen
Style: Granite
Color: To Be Selected from Builder Series Colors
Edge Detail: Pencil Edge
Cut-Outs: Undermount Sink
Backsplash: Yes
B/S Location: Back only.



Kitchen Tops (not color, but style)

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



Bath #2 Top

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.
 Garage: Not insulated.
 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: Unfinished

INTERIOR TRIM: "Colonial"

Casing: 3-1/2" Eased Edge with 5/4x4 head casing
Base: 5-1/2" Colonial Base Board



Interior doors:

Make: Masonite
 Model: Masonite Smooth 2 Panel Hollow Core
 Color: To be Selected by Owner
 Hinges: Satin Nickel



Door Knobs

Exterior: EZ-Set Keyed Entry w/deadbolt Satin Nickel
 Interior: EZ-Set Satin Nickel



Other:

Satin Nickel handrail brackets, hinge bumps and base bumps.



Stairs:

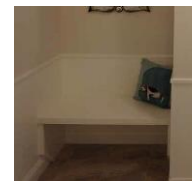
First Floor to Second Floor: Maple Hardwood stairway, treads stained to match Hardwood Flooring
 Box stair construction with half wall and hardwood cap, stained to match stair treads
 First Floor to Lower Level: Carpet Grade

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 By Owner



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



Coat Pegs

Mudroom Bench

Wainscot/wall treatment: 36" High Wainscot at Mudroom

Crown: 4 5/8" Crown Moulding at Living Room and Dining Room

Built-Ins: Bench and Coat Pegs at Mudroom

Fireplace Built-ins at Living Room
 Fireplace Built-ins to consist of one 42" wide x 34" high x 18" deep base cabinet on each side of the fireplace with a painted wood countertop and painted wood shelves above. The cabinets will have Concord style doors in pre-finished white maple. The 4 shelves above the cabinet to be 45" wide x 12" deep and have center dividers for added strength. The back of the shelves to have painted wood bead board.



Fireplace Built-ins Similar

Bath Hardware:

Item	Quantity	Item #	Finish
Toilet Paper Holder	3	K-37054	Polished Chrome
Towel Ring	1	K-37057	Polished Chrome
24" Towel Bar	2	K-37051	Polished Chrome
Robe Hook	2	K-37055	Polished Chrome



CLOSET SHELVING:

All closet systems will be vented wire and the system, per the picture here, is indicated on the plan. This includes the pantry



FLOORING AND PAINT SELECTIONS

FLOORING

Wood Floors

Location: Kitchen, Foyer, Living Room, Eating Area, Hall to Master Bedroom, Stair Landing (First to Second Floor),
Make: BSL
Style: Character Grade Maple, 4 1/4" width
Finish: Natural

Carpet

Location: Master Bedroom & Walk-in Closet, Bedroom #2, Bedroom #3, and Upstairs Hall
Make: Shaw Color: To Be Selected by Owner
Style: Turn the Page Details:

Tile

Location: Master Bath, Mudroom, Powder Room, and Laundry Room
Make: Undefassa Size: 13 x 13
Style: Rajasthan Color: To Be Selected by Owner
Orientation: Square Grout: TBD

Location: Master Bath Tile Shower Walls
Make: Anatolia Size: 12x12
Style: Ottoman Color: To Be Selected by Owner
Orientation: Square Grout: TBD
Note: Tile walls to extend to 7'-0" high, with a 20"x12" niche and 12"x12" tile wrapped corner bench

Location: Master Bath Shower Floor
Make: Anatolia Size: 2"
Style: Soho Color: To Be Selected by Owner
Orientation: Hex Style tile Grout: TBD

Vinyl

Location: Bath #2
Make: Mannington
Style: Jumpstart
Color: To Be Selected by Owner

PAINT:

Exterior Paint:

Exterior Doors: 2 coats of Glidden exterior paint, Front Door Color to be Selected by Owner
Overhead Door: Manufacturer's White
Exterior Lap Siding: D-4 Vinyl Siding, Not Painted
Trim : Including freeze boards, door surrounds
Color: White
Finish: Satin finish
Windows: Manufacturer's White
Front Porch: Porch Decking and Stair Treads to be stained with TWP Total Wood Preservative, Color to be Selected by Owner. Porch Posts, Roof Beam, Railing, Rimboard, and Stair Risers to be White.
Rear Deck: N/A

Interior Paint:

Paint plan will be developed and approved as selections are made.
Painted Interior Walls: 1 coat primer with 2 coats of Glidden flat latex paint, Color to be Selected by Owner
Low VOC Interior paint to be used
Accent Wall Color: One room to receive accent paint color. Color to be Selected by Owner
Location: Location: 1 Room, to be Selected by Owner
Ceilings & Closets: Ceiling White
Interior Trim, painted: Painted, 1 primer, 2 coats of Glidden semi-gloss latex paint
Color: To be Selected by Owner
Interior Doors: Color: To be Selected by Owner
Semi-Gloss finish
Interior Trim, stained: N/A

APPLIANCES

APPLIANCES:

Kitchen

Refrigerator

Make: Whirlpool
Model: WRF535SMHB
Color: Black
Options: French Door

Gas Range

Make: Whirlpool
Model: WFG550S0HB
Color: Black
Features:

Dishwasher

Make: Whirlpool
Model: WDT730PAHB
Color: Black
Features:

Microwave

Make: Whirlpool
Model: WMH53521HB
Color: Black
Features: 2.1 cu. ft.
Location: Located over Range.



Laundry

Washer
Model
Color
Details

Dryer
Model
Color
Details

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 6 foundation shrubs, 6 perennial flowers, and 2 Trees.

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 drilled well, to include submersible constant pressure pump. Water to be tested for Bacteria and hardness.
- * Connection to on-site septic system to be designed by a licensed civil engineer.
- * 12" thick gravel three car driveway on top of mirafi fabric.
- * 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.
- * 42" Sidewalk from front porch to driveway will be Brussels Block concrete pavers, color is "Limestone".
- * 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 Vermont Energy Code. Options to be presented for VIEC 2.0 and 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 air 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 Vermont Energy standards.
- 5) Selected use of closed cell foam to improve overall air sealing of home.
- 6) Pre-drywall and diagnostic testing including a blower door test after the house is complete by Efficiency VT

WARRANTY:

SCI Warrantee as per contract.

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

SIGNATURES:

Client: Jessica Helmer _____

_____ Date

Client: Elliot Helmer _____

_____ Date

Collin Frisbie, Builder _____

_____ Date