

Construction Specifications

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

Plan: Juniper Plan
Plan Date: 11/14/2019
Specifications: Juniper Spec
Plan Specifications: 11/14/2019



HOME OWNER
Kate and Ted Grozier
147 Grey Rock Road
Shelburne, VT 05482

PROJECT ADDRESS
Mount Philo Road Lot 3
104 Mount Philo Road
Shelburne, VT 05482

DESCRIPTION

Juniper Plan: two story home with unfinished lower level. Two floors of finished area with approximately **#1,952** square feet of living space, including **#384 square feet of finished Bonus Room above Garage**. 784 square feet of unfinished Lower Level, **#624** square foot 2-car garage, 60 square foot Front Porch and **#144 square foot 3 Season Porch**.

SPECIFICATIONS INDEX

- | | |
|--|--|
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REVISIONS

| <u>C/O Number</u> | <u>C/O code</u> | <u>C/O Date</u> | <u>Plan Date</u> |
|-------------------|-----------------|-----------------|-------------------|
| PCL #1 | #Bold | ##### | 11/14/2019 |

PERMITS

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

STRUCTURE DETAIL & EXTERIOR SELECTIONS

FOUNDATIONS/LOWER LEVEL:

Type: Poured Concrete
Wall Height: 7-10"
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 coating 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 8'-1" in Mudroom**, 8'-1" on the second floor, and 7'-10" in Lower Level.
Plate: 2x6 treated Southern Yellow Pine with foam sill seal.
Floor Framing: 2x10 SPF 19.2" o.c.
Sub Flooring: ¾" 4x8 T&G OSB glued and nailed.
Girders: 2 or 3 ply 2x12, 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: 7/12 at Main House; 12/12 at Garage; 6/12 at Front Porch; **#6/12 at 3 Season Porch**
House wrap: Professional house wrap with flashing around all windows and doors.
Misc. Framing Details: **#None**.
LL Stairs: **#Carpet Grade Stairs**

ROOFING:

Owens Corning TruDefinition Duration shingles. Ice and water shield on eaves and valleys.
 Vented on ridge to achieve proper ventilation.
 Shingles: Owens Corning TruDefinition Duration Limited Lifetime Warrantee
 Color: To Be Selected by Owner

SIDING:

Norandex "Woodsman Select"
 Gable Ends: Double 4" Color to selected by owner
 Clapboard: Double 4" Color to selected by owner
 Board-and-Baton: None.
 Eaves: Two piece aluminum wrapped-White
 10" Frieze Board under eaves at front of House and Garage
 Soffit: Perforated Soffit for proper venting
 Corners: 6" 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 .30. Brickmould 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 Room | 3465 | Dbl. Hung | 3 | |
| A2 | Dining Room | 6865 | Dbl. Hung | 1 | |
| B | Master BR, BR 2 & 3 | 3453 | Dbl. Hung | 8 | |
| B2 | BR 3, #Bonus Room | 6853 | Dbl. Hung | #2 | |
| C | Powder Room | 3441 | Dbl. Hung | 1 | |
| D | Master Bath | 3449 | Dbl. Hung | 1 | |
| E | Kitchen | 4249 | Dbl. Hung | 1 | |
| F | Stair Landing | 3030 | Awning | 1 | |
| G | Living Room | 3434 | Awning | 2 | |
| EG | Lower Level | 5548 | Slider | 1 | |
| #P | 3 Season Porch | 4466 | PGT | 6 | Vertical 4 Track |
| #R | 3 Season Porch | 4666 | PGT | 2 | Vertical 4 Track |
| #T | 3 Season Porch | 3616 | PGT | 1 | Fixed Unit Abv Door |

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 | 1st Fl. Foyer LH | 3' - 0" | 2 Panel | 1 | Double Bore |
| | S601 with S210SL Sidelite | | | | |
| II | Dining To #3 Season LH | 3' - 0" | Full Glass | 1 | Double Bore |
| | S118 with 19200T transom above | | | | |
| III | Garage/Mudroom LH | 3' - 0" | 2 Panel | 1 | Double Bore |
| | S220 2 Panel *6'-6" height | | | | |
| #IV | 3 Season Porch RH | 3' - 0" | Storm | 1 | |
| | Larson 350-17 Full Glass Storm Door, White | | | | |



Entry Door I



#Dining to 3 Season II



Garage III



#3 Season Porch V

OVERHEAD GARAGE DOOR:

Door: 8300 Series Insulated Steel Door
 Description: Insulated 16' x 7' Garage Door
 Design: Sonoma Panels with Clear Glass Windows
 Color: Painted to match siding
 Car Opener: Yes - 2
 8" Lift master 1/2 Horsepower Electric opener
 Keyless Entry Punch Pad included



DECKS & PORCHES

Front Porch Framing: 6' x 10' Front Porch framed with PT 2x8 joists and 5/4x6 #1 PT decking. Miratech wrapped and painted PT 6x6 square posts. Posts wrapped on top and bottom. Roof to be truss framed. Roof shingles to match house. Porch ceiling to be vinyl bead board. Steps from porch to walkway will be PT Box Steps with 5/4x6 #1 PT treads.

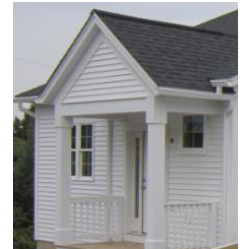
Front Porch Finish: Porch deck, rimboard, and stairs to be stained with TWP Total Wood Preservative, Color To Be Selected by Owner
 Porch Posts, Beams, and Rail to be White

Front Porch Rail: Pressure Treated Rail and Balusters
 Color: White

#3 Season Porch 12' x 12' 3 Season Porch framed with PT 2x10 joists and 2x4 knee walls with 2x8 headers. Access to 3 season porch through the Dining Room. Porch to include 30" knee walls. Roof to be truss framed and shingled to match house. PGT Eze-Breeze 4-Track windows to be installed in the porch walls, windows to be white. 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. The interior of the knee walls to be painted wood beadboard. Walls between the House and Porch to be Vinyl Siding. Porch ceiling to be vinyl bead board. 3 Season Porch to be insulated with R-30 rigid insulation under the flooring, R-50 blown cellulose at the ceiling and R-13 batts at the knee walls. Interior Window/Door and Baseboard trim installed to match the rest of the home. Flooring at the 3 Season Porch to be StoneCast waterproof heavy-duty Luxury Vinyl Tile (see flooring section for details on porch flooring). Steps From the Porch to the Back Yard to be PT Box Steps with 5/4x6 #1 PT treads.

#3 Season Porch Finish: Porch flooring to be StoneCast waterproof heavy-duty Luxury Vinyl Tile (see flooring section for details on porch flooring).
 Porch walls, Interior Trim, and Knee Wall Beadboard to be painted White.

#3 Season Porch Railing: None, 30" Knee Walls
 Color: N/A



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:
 Door chime Nutone: One 2-note, white door chime, Model BK125LWH
 Smoke/CO detectors 1 CO per floor (3 total), 1 Smoke per bedroom (3 total)
 Bath vents Included, Master Bath & Bath #2 to have 110cfm fan/light with programmable controls
 Powder Room to have 50cfm fan with on/off switch
 Security System None.
 Central Vacuum No.
 CAT 5 (data/phone) Yes, per electrical plan
 TV Jacks: Yes, per electrical plan
 Audio: No.



LIGHTING

LIGHT FIXTURES:

| | | | | |
|---|--|---|---|---|
| <p>Dining Room KIC 43651AP</p>  | <p>Foyer KIC 43655AP</p>  | <p>Kitchen Island (2) KIC 43654AP</p>  | <p>Garage Exterior (2) KIC 9618OZ</p>  | <p>#3 Season Porch Ceiling #ACC 4708BK</p>  |
| <p>Bath #2 Vanity/Powder Room KIC 5336CH</p>  | <p>Master Bath Vanity (2) KIC 5336CH</p>  | <p>Living Room MAX 2681FTSN</p>  | <p>Master Bedroom MAX 2681FTSN</p>  | <p>First Floor Hallway MAX 2680MRSN</p>  |
| <p>Mudroom (2)/Upstairs Hall (2)/Guest Bedrooms/#Bonus Room (2) MAX 2680MRSN</p>  | <p>Stairs to Second Floor (2) KIC 6086NI</p>  | | <p>Stairs to Lower Level KIC 6086NI</p>  | |
| <p>Kitchen Under Cabinet Light MAX 89964WT</p>  | <p>Master Closet KIC 209WH</p>  | <p>6" Recessed Lights 2 at Front Porch Ceiling 4 at Kitchen Ceiling</p> | | |

PLUMBING

GAS

| | |
|--------------------|-----|
| Main Kitchen Range | Yes |
| Main Fireplace | No |
| Lower Level Dryer | Yes |
| #Furnace | Yes |
| Hot water system | Yes |

HEATING

| | |
|----------------------------|---|
| #Furnace Brand: | York LX Series, TM9V060B12MP11 |
| #Furnace Size: | 60,000 BTU |
| #Efficiency Rating: | 96.0% |
| Zones: | Zone 1: 1st floor, Zone 2: 2nd floor, |
| Air Conditioner: | #York LX Series, 3-Ton YCGD, 17 SEER R-410a coil |
| 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 x 8" deep |
| Strainers: | Dearborn Stainless Basket Strainer |

Faucet

| | |
|--------------|----------------------------|
| Model: | K-596-VS |
| Description: | Kohler Simplice with Spray |
| Color: | Vibrant Stainless |
| Option: | Metal Strainers |

Disposal

| | |
|--------|---------------------|
| Model: | Available as Option |
|--------|---------------------|



Master Bath:

2 Faucets

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

Shower

Model: 72230100-0
Description: Sterling Ensemble Curve 60" Shower Stall
Color: White
Shower Rod: Straight curtain rod (installed)

Shower Trim

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

Toilet

Model: 403081-0
Description: Sterling Windham Elongated Toilet Bowl
Size: 29"L x 16-7/8"W x 29"H
Color: White



Bath #2:

Faucet

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

Tub/ Shower

Model: 71220120-0
Description: Sterling Ensemble Curve 60" Tub/Shower
Color: White
Shower Rod: Straight curtain rod (installed)

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

Toilet

Model: 403081-0
Description: Sterling Windham Elongated Toilet Bowl
Size: 29"L x 16-7/8"W x 29"H
Color: White



Powder Room: (1/2 Bath)

Faucet

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

Toilet

Model: 403081-0
Description: Sterling Windham Elongated Toilet Bowl
Size: 29"L x 16-7/8"W x 29"H
Color: White

Sink

Model: K-2362-4-0
Description: Kohler Cimarron Pedestal sink
Color: White



Miscellaneous Plumbing

Outdoor Faucets: 2 Frost-Free Hose Bibs, located at back of the main house and one on the right side of the front porch.
Hot Water Heater: **#Rinnai R75-LSi on demand water heater**
Laundry: Washer Box Valve with single handle shutoff
Laundry appliances pricing optional

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
All kitchen cabinets are Parker style in Stained Maple, color to be "Natural"
Bath Vanity Cabinets to be Mid Continent Traditional Series
Bath Vanities to be Hartford 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



Vanities



Kitchen

CABINET NOTES: None

All cabinet pulls/knobs

Kitchen Knobs 53005-G10
Bathroom Knobs 53005-G10

COUNTERTOPS:

Location: **#Kitchen Surround & Island**
Style: **#Granite**
Color: **#To Be Selected by Owner from Classic Series Colors**
Edge Detail: **#Pencil Edge**
Cut-Outs: **#Undermount sink.**
Backsplash: Yes
B/S Location: Back only.



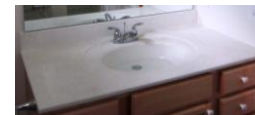
Kitchen Tops

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



Master Bath Top

Location: **Bath #2 36" vanity**
Style: **Cultured Marble with integrated bowl**
Color: **White with White Bowl**
Edge Detail: **Square Edge**
Cut-Outs: None
Backsplash: Yes
B/S Location: Back only.



Bath #2 Top

WALL & TRIM INTERIOR DETAIL WORK

INSULATION:

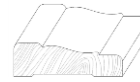
Type: **NGBS Standard**
Exterior walls: **R-21- 6" Fiberglass Batts with Poly Vapor Barrier, #R-13 at 3 Season Porch Kneewalls**
Interior Walls: **R-13- 3-1/2" Fiberglass Batts for bath walls (soundproofing)**
Spray Foam: **Box sill in first and second floor joists insulated with closed cell foam.**
Attic: **R-60 Cellulose with backer boards at eaves for ventilation, #R-50 at 3 Season Porch Ceiling, and R-45 at Bonus Room Sloped Ceiling.**
Garage: **#R-38 Dense-Pak at Garage Ceiling Only (Bonus Room Floor)**
Foundation: **2-1/2" R-15 Thermax glued to concrete wall.**
#3 Season Porch Floor R-30 rigid insulation under porch flooring

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 and Garage ceiling only.**

INTERIOR TRIM: "Colonial"

Casing: 2-1/2" Colonial Casing
Base: 3-1/2" Colonial Base Board



Interior doors:
 Make: Masonite
 Model: 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 bump:



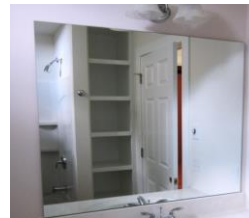
Stairs:
 Main Level to Second Floor **#Brown Maple Hardwood stairway with Painted Risers. Treads stained to match Hardwood Flooring and Risers painted to match interior trim. Box stair construction with open rail and turned balusters and turned newel post, rail & newel stained to match treads, balusters painted to match risers.**
 Lower Level to Main Level: **#Carpet Grade**



Main to Second Floor Stairs

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.

Wainscot/wall treatment: 60" Wainscot at Mudroom under coat pegs only

Crown: Available as an option

Built-Ins: Bench and Coat Pegs at Mudroom

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.

- Master Bedroom WIC: 2 Shelf and Rod
- 2nd Floor Linen: 4 Shelf
- Master Bath Linen 4 Shelf
- Bedroom 2: 1 Shelf and Rod
- Bedroom 3: 1 Shelf and Rod
- Mudroom: 1 Shelf and Rod
- Foyer: 1 Shelf and Rod
- Pantry 4 Shelf
- #Bonus Room Hall (2) 1 Shelf and Rod each**
- #Bonus Room 1 Shelf and Rod**



FLOORING AND PAINT SELECTIONS

FLOORING:

Wood Floors

Location: Kitchen, Dining Room, Foyer, **#Living Room, Master BR & WIC, BR's #2 & #3, 2nd Floor Hallway, Bonus Room, and Stair Landings (1st to 2nd Fl)**
Make: BSL
Style: Character Grade Maple
Finish: Natural Finish 4 1/4" width

Carpet

Location: **#None**

Tile

Location: Master Bath, **#Powder Room, Mudroom, and Bath #2**
Maker: Undefasa
Style: Rajasthan
Orientation: Square
Size: 13" x 13"
Color: To Be Selected by Owner
Grout: TBD by EPC

#Luxury Vinyl Tile

Location: **3 Season Porch Floor**
Make: **StoneCast Waterproof LVT**
Style: **Incredible**
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: To match siding
Exterior Lap Siding: D-4 Vinyl Siding, Not Painted
Trim : Including freeze boards, door surrounds
Color: Glidden White
Finish: Satin finish
Windows: Manufacturer's White
Front Porch: Porch Decking and Steps to be stained with TWP Total Wood Preservative, Color to be Selected by Owner. Porch Posts, Roof Beams, and Rimboard to be White.
#3 Season Porch: Porch flooring to be StoneCast waterproof heavy-duty Luxury Vinyl Tile (see flooring section for details on porch flooring). Porch Exterior Trim, Interior Trim, and Knee Wall Beadboard to be painted White.

Interior Paint:

Paint plan will be developed and approved as selections are made.
Painted Interior Walls: 1 coat primer with 2 coats of Pittsburgh Paints 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: 1 Room, To Be Selected by Owner
Ceilings: To Match Walls
Interior Trim, painted: Painted, 1 primer coat, 2 coats of Pittsburgh Paints 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: GE
Model: GNE27JGMBB
Color: Black
Options: French Door



Gas Range

Make: GE
Model: JGB635DEKBB
Color: Black
Features: Self Cleaning Oven

Dishwasher

Make: GE
Model: GDF510PGMBB
Color: Black
Features:



Microwave

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

Laundry

Washer Available as an option
Model
Color
Details

Dryer Available as an option
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 deciduous shrubs (#2 Container), 2 evergreen shrubs (#2 Container), and 12 perennials (#1 Container).

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 Shelburne water and sewer systems
- * Connection to natural gas lines at road. Underground power and cable TV in conduit to house
- * 12" thick gravel two car driveway on top of mirafi fabric, including turnaround area **#and 12'x18' RV Parking Area with approach.**
- * **#Driveway from just below turnaround area to the Garage (approx. 1,250 sqft) to be finish paved with 2" of compacted asphalt RV Parking Area with approach not paved.**
- * 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" wide brick walkway from front porch to driveway, Walkway to be Brussels Block "Limestone" concrete pavers.
- * 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 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.

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: Kate Grozier

Date

Client: Ted Grozier

Date

Collin Frisbie, Builder

Date