

Construction Specifications

BUILDER

Sterling Construction Inc.
1037 Hinesburg Road
South Burlington, VT 05403

Plan:

McWalnut

Plan Date:

11/7/2013

Specifications:

McWalnut

Specifications Date:

11/11/2013



HOME OWNERS

Chris McCarron
1 Kingfisher Ct
South Burlington, VT 05403

PROJECT ADDRESS

South Village Lot 42
217 South Jefferson Rd.
South Burlington, VT 05403



DESCRIPTION

McWalnut Plan: two story New England style home with un-finished Lower Level. Two floors of finished area with approximately 2096 feet of living space **#including additional 28 square feet in first floor Great Room, and additional 40 square feet in room above garage**; 935 square feet of unfinished Lower Level, 480 square foot 2-car garage and 176 square foot front porch.

SPECIFICATIONS INDEX

Section 1: Permits	Section 7: Wall & Trim Interior Detail Work
Section 2: Structural Detail and Exterior Selections	Section 8: Flooring and Paint Selections
Section 3: Electrical Rough In Details and Specifications	Section 9: Appliances
Section 4: Lighting	Section 10: Landscaping
Section 5: Plumbing	Section 11: Site Work and Preparation
Section 6: Cabinets & Countertops	Section 12: Miscellaneous

CHANGE ORDERS

<u>C/O Number</u>	<u>C/O code</u>	<u>C/O Date</u>	<u>Plan Date</u>
PCL #1,2,3	#bold	11/7/2013	11/7/2013
Contract Signing and Lighting	!blue	11/11/2013	11/11/2013
WCO #1	*red	11/26/2013	11/11/2013
WCO #2	~green	12/11/2013	11/11/2013
Per Email	!purple	1/6/2014	11/11/2013
WCO #3	>Brown	2/6/2014	11/11/2013

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:	Dampproofing 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:	Perimeter tile buried to outside.
Ground water controls:	Stone and tile 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; 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 Advantech 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: 8/12 at Main House; 11/12 at Garage; 4/12 and 8/12 at Front Porch
House wrap:	Professional house wrap with flashing around all windows and doors.

SPECIAL FRAMING: None.

ROOFING: Certaineed AIA shingles Ice and water shield on eaves and valleys.
 Vented on ridge to achieve proper ventilation.
 Shingles: Certaineed Landmark- Limited Lifetime Warrantee
 Color: **#Pewterwood**

SIDING: Norandex "Woodsman Select"
 Gable Ends: **#No Vinyl shakes, siding to go to eave. Rectangle gable vent to be painted same color as front door, "Drum Beat" !with white border on gable vent**
 Double 4" **!Siding Color to be Mitten Rockaway Gray**
 Clapboard: None.
 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 32. Flat exterior casing with built-in J and nailing flange EZ-Tilt cleaning. Screens included. Properly flashed.
 Grills: Grills Between Glass 2 over 2
 Screens: Fiberglass mesh.

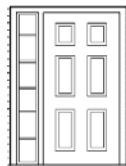
Window Schedule

LETTER	LOCATION	SIZE	TYPE	QTY.
A	Living Rm/Dining	3465	Dbl. Hung	~7
	Rm/~3 Season Porch			
A2	Great Room	6865	Dbl. Hung	1
~A3	~3 Season Porch	10265	Dbl. Hung	~2
B	MBR/BR3	3453	Dbl. Hung	5
B2	BR2	6853	Dbl. Hung	#1
C	BR3, Stairs	3449	Dbl. Hung	#3
#H	MBath, Bath #2			#2
#C2	#Bedroom 2	6849	Dbl. Hung	#2
D	BR3, Stairs	2841	Dbl. Hung	2
E	KITCHEN	3849	Dbl. Hung	1
#F	#Bottom of Stairs	3030	AW	#1
G	Basement Windows			1
#H	#Egress Window in LL	4860		#1
~T	~3 Season porch	3616	Fixed	~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 LH	3' - 0"	6 Panel	1	Double Bore
	S210 6 panel with sidelite #with grilles				
II	Garage Entry RH	3' - 0"	6 Panel	1	Double Bore
	S210 6 Panel Solid				
III	Future Deck RH	6'-0"	Slider	1	Double Bore
	Full Glass Slider, No grilles				
IV	Door off 3 Season	3'-0"	Storm	1	
	Larson Full View Storm Door 350-17, Outswing				
~V	~Door off 3 Season	3'-0"	Full View	1	
~S118 Full view door					



Entry Door I



Garage Entry II



Slider to Future Porch III



Storm door IV



~Door off of 3 Season V

OVERHEAD GARAGE DOOR:

Door: Insulated 16' x 7' Garage Door with **#arched windows**
 Design: Sanoma Panel
 Color: Painted to match siding
 Car Opener: Yes - 2
 8" Lift master 1/2 Horsepower Electric opener
 Keyless Entry Punch Pad included



DECKS & PORCHES:

Porch Framing: 6' x 22' Front Porch framed with PT 2x8 joists and 5/4x6 Cedar Decking. Miratech wrapped and painted PT 6x6 Posts and 2x8 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 Cedar treads

Porch Finish: Porch Deck, Rim and Stairs to be stained with TWP Total Wood Preservative, Color to be **#Redwood #1502**. Posts, Roof Beams and Rails to be painted White.

Porch Rail: Pressure Treated rail and balusters
 Color: White

3 Season Porch **#Three Season Porch to have 30" knee wall on exposed sides. Exterior of porch to be finished with siding to match exterior of house. Trim to match house trim. Access through dining room slider and storm door to backyard. Insulation to be installed under decking, as well as in the walls and ceiling. Flooring to be 5/4x4 Tongue and Groove Fir, stained color Redwood 1502 ~Wall between home and three season porch on porch side to be siding. Other three walls within porch to be painted sheetrocked. Windows to be Jeld-Wen Double Hung Windows. One fixed window above door from 3 season porch to backyard. Doors to be exterior S118 as well as storm door.**



ELECTRICAL ROUGH IN DETAILS AND SPECIFICATIONS

ELECTRICAL & LOW VOLTAGE:

Plugs/Switches: Underground service, 150 AMP panel.
 Switches/Plugs
 Switch Style **#Rocker style switch**
 Plate Style
 Switch Color White
 Dimmers
 Dimmer Style Lutron Skylark
 Dimmer Color White
 Dimmer Locations Per Electrical Plan
 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 Panasonic unit for Master Bath and Bath #2, programmable controls for fan/light. 50cfm fan only in Powder Room.
 Security System None.
 Central Vacuum Rough in only, 1 outlet per floor
 CAT 5 (data/phone) Yes, per electrical plan
 TV Jacks: Yes, per electrical plan
 Audio: No.
 >Two outlets added to three season porch per walk-thru.



LIGHTING

LIGHT FIXTURES: fixtures to be confirmed by 11/22/13

Ceiling Light Fixtures

Hallway, Master Bedroom, Bedroom #2, Den
348891



Mudroom/Bedroom #3
348899



Laundry/Master Closet
569584



Vanity Lamp

Powder Room
!951241



Main Bath
569844



Master Bath Vanity (2)
569844



Stair Sconces
291431



#Recessed Lights

In Foyer, Great Room, Kitchen

#Dining Room Light

To be supplied by owner

Kitchen Island:

Pendants (2ea.)
!895961



3 Season Porch
!502675



3 Season Porch (Ext)
325804



Garage **!1x21**
206794



Interior Ceiling Fan

Available as an option

Note: All 3 bedrooms to have ceiling fan/light boxes, fan switches to be capped.
Great room to have fan/light box capped with fan switch to be capped.

PLUMBING

GAS:

Main Kitchen Range	Yes
Main Fireplace	#Yes
Second Floor Dryer	#Yes, straight not stacked. Supplying own W/D.
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:	!Ducts sized for future AC. Space left for future AC coil in mechanical space. AC itself available as an option.
Thermostat:	1ea. Per finished floor
Bath venting:	Bath fans
Dryer venting:	Per plan.

PLUMBING FIXTURES:

Main 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 #to be installed in left sink
--------	---



Master Bath

2 Lavatory Faucets

Model: **#K-15241-4-G**
Description: Kohler Coralais Centerset Lavatory Faucet
Color: **#Brushed Chrome**

Shower

Model: 72230100
Description: Sterling Ensemble 60" Curved wall Shower
Color: White
Wall: White

Shower Trim

Model: **#K-10240-G 1.75gpm Shower Head**
#K-T15621-4-G Valve Trim
Description: Kohler Forte/Coralais
Color: **#Brushed Chrome**

Toilet

Model: 402082
Description: Sterling Windham Elongated Toilet Bowl
Size: 29"L x 16"W x 30"H
Color: White



Bath #2

Lavatory Faucet

Model: **#K-15241-4-G**
Description: Kohler Coralais Centerset Lavatory Faucet
Color: **#Brushed Chrome**

Tub/Shower

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

Tub/Shower Trim

Model: **#K-10240-G 1.75gpm Shower Head**
#K-T15601-4-G Valve Trim
Description: Kohler Forte/Coralais
Color: **#Brushed Chrome**

Toilet

Model: 402082
Description: Sterling Windham Elongated Toilet Bowl
Size: 29"L x 16"W x 30"H
Color: White



Powder Room: (1/2 Bath)

Faucet

Model: **#K-15241-4-G**
Description: Kohler Coralais Centerset Lavatory Faucet
Color: **#Brushed Chrome**

Toilet

Model: 402082
Description: Sterling Windham Elongated Toilet Bowl
Size: 29"L x 16"W x 30"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 future bath in Lower Level**

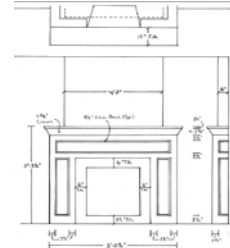
PVC drainage plumbing. PEX continuous piping for all domestic water. All plumbing installed according to National Plumbing Code by licensed plumber.

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

FIREPLACE & MANTLE

FIREPLACE: #Fireplace and Mantle

Model: Monessen BDV300 33" direct vent gas fireplace
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 **#Absolute Super Black ECG 0025 by Best Tile**
Venting: Direct vent outside wall



CABINETS & COUNTERTOPS

CABINETS:

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

Kitchen Cabinets to be **#Cabico Cabinets, 600/k style**
 All kitchen cabinets to be **#Cherry Natural**
 Vanity Cabinets to be Mid Continent Signature Series, **#Concord**
 All vanity cabinets to be **#Cherry Natural**
#Kitchen configured to accommodate enlarged pantry (as shown on plans)

***Range Hood to have W3014 cabinet above it in Cabico Cherry**
>Addition of DF9 spice rack to left of range and addition of BF9 cabinet to the right of the dishwasher.



Kitchen Cabinets



Bath Cabinets

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 Knobs 53005-G10
 Bathroom Knobs 53005-G10



COUNTERTOPS:

Location: Kitchen
Style: Granite
Color: **#Maracuja**
Edge Detail: Rounded Edge
Cut-Outs: Undermount Sink
Backsplash: Yes
B/S Location: ***Granite backsplash ONLY on half wall**
***other two walls backsplash to be tile (see tile section for specifications)**



Kitchen Tops

Location: Master Bathroom 72" vanity
Style: **#International Granite**
Color: **#Wheat**
Edge Detail: Square Edge
Cut-Outs: None
Backsplash: Yes
B/S Location: Back only.



Master Bath Top

Location: Bath #2 60" vanity
Style: **#International Granite**
Color: **#Wheat**
Edge Detail: Square Edge
Cut-Outs: None
Backsplash: Yes
B/S Location: Back only.



Bath #2 Top (Size Likeness 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-50 Cellulose with backer boards at eaves for ventilation.
 Garage: 14" Dense Pak Insulation at Garage Ceiling (Bedroom #2 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
 Garage: 5/8" sheet rock, taped with 1 coat of joint compound at ceiling only in Garage

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 6 Panel Hollow Core
 Color: Painted Color TBD
 Hinges: Satin Nickel

!Note: **!Doors 4 & 5 to be 8'-0"**



Interior Door Knobs:

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



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:

<u>Location:</u>	<u>Details:</u>	<u>Colors:</u>
Master Bath	Plate Glass	Standard, no bevel
Bath #2	Plate Glass	Standard, no bevel
Powder	By Owner	

Shower Curtain Rods Master Bath & Bath #2 Straight Rod



Wainscot/wall treatment: 36" High Wainscot at Mudroom

Crown: Available as an option

Built-Ins:

Bath Hardware:

<u>Item:</u>	<u>Quant/Loctn:</u>	<u>Item #:</u>	<u>Finish</u>
Toilet Paper Holder	3	K-13434	#Brushed Chrome
Towel Ring	1	K-13435	#Brushed Chrome
30" Towel Bar	2	K-13432	#Brushed Chrome
Robe Hook	2	K-13433	#Brushed 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.

#Note: Small closet in Kitchen to have pantry shelves. [land 8'-0 door](#)



FLOORING AND PAINT SELECTIONS

FLOORING:

Wood Floors

Location: Kitchen, Foyer, Great Room, Dining Room, First Floor Hallway, #Mudroom & Upstairs Hall
 Make: #Somerset
 Style: # 3 1/4"
 Finish: #Maple Natural



Carpet

Location: Master Bedroom, Bedroom #2, Bedroom #3
 Make: #Shaw
 Style: #52Y46
 Color: #Angel Cloud 00102
 Details:



Tile

Location: Master Bath, Powder Room
 Maker: #Basket Weave
 Style: #Filled and Honed Ivory Travertine
 Orientation: #To be selected by EPC staff to match lighter color in pattern



Tile

Location: Bath #2
 Maker: #Undefasa
 Style: #Rajasthan
 Orientation: #13x13
 Color: #Sand
 Grout: #To be selected by EPC staff to match lighter color in pattern



Tile

Location: *Kitchen Backsplash
 Maker: *Anatolia
 Style: >Berkshire Crema
 Orientation: *horizontal surround (3 rows up, then accent band, then 3x6 tile continuing to

Size: *3x6
 Color: >Berkshire Crema
 Grout: *Mushroom

Tile

Location: *Kitchen Backsplash
 Maker: *Anatolia
 Style: >Berkshire Crema
 Orientation: *horizontal when use as accent band on surround. Between Range and Range Hood to be within "picture frame" on diagonal.

Size: *Basket Weave
 Color: >Berkshire Crema
 Grout: *Mushroom



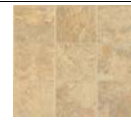
Tile

Location: *Kitchen Backsplash
 Maker: *Anatolia
 Style: >Berkshire Crema
 Orientation: *border of "picture frame" over range. To be 24" wide by 26" high.

Size: *pencil Edge
 Color: >Berkshire Crema
 Grout: *Mushroom

Vinyl

Location: Laundry Room
Make: #Mannington
Style: #Jumpstart
Color: #Ardesia 71173



PAINT:

Exterior Paint:

Exterior Doors: 2 coats of exterior paint, Front Door Color to be #Drum Beat, 00YR 08/409
Overhead Door: #White
Exterior Lap Siding: D-4 Vinyl Siding, Not Painted
Trim : Including frieze boards, door surrounds
Color: White
Finish: Satin finish
Windows: Manufacturer's White
Front Porch: Porch Decking, Rim, and Steps to be stained with TWP Total Wood Preservative, Color to be #Redwood #1502 Porch Posts, Roof Beam and Railing to be White.
Rear Deck: N/A

Interior Paint:

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

Painted Interior Walls: Primed with 2 coats of flat latex paint, Color to be #Swiss Coffee by BM 50YY 83/057
Low VOC Interior paint to be used
Accent Wall Color: Optional
Ceilings: #White on White by BM 30 GY 88/014
Interior Trim, painted: Painted, 1 primer, 2 coats of semi-gloss latex paint
Color: #White on White by BM 30 GY 88/014
Interior Doors: Color: #White on White by BM 30 GY 88/014
Semi-Gloss finish
Interior Trim, stained: N/A

APPLIANCES

APPLIANCES: !LG Appliance rebates or sales price savings go to Chris.
Appliances to be ordered within 7 days of O&S Signing

Kitchen

Refrigerator

Make: #LG
Model: #LFX29945ST
Color: #Stainless Steel



Gas Range

Make: #Wolf
Model: #DF304
Color: #Stainless Steel
Features: *red knobs



Range Hood

Make: #Wolf
Model: *PW302210
Color: *stainless steel



Range Hood *blower

Make: *Wolf
Model: *810991
Features: *500 cfm

Dishwasher

Make: #LG
Model: #LDF8072ST
Color: #Stainless Steel
Features:



Microwave

Make: #LG
Model: #LCRT1513ST
Color: #Stainless Steel
Features: #1.5 Cu.Ft.
Location: #Located next to the Refrigerator in Microwave Cubby



Laundry

Washer #Supplied by Owner
Details

Dryer #Supplied by owner
Details Gas

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, six perennial flowers and two small yard 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 City of South Burlington 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
- * 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 sidewalk.
- * Yards, shrubs, landscaping and snow removal are maintained by the South Village Homeowners Association. 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 Construction, Inc. reserves the right to make substitutions and specification changes.

SIGNATURES:

Client: Chris McCarron _____

Date _____

Collin Frisbie, Builder
For: Sterling Construction Inc. _____

Date _____