

# Construction Specifications

**BUILDER**  
Sterling Construction Inc.  
1037 Hinesburg Rd  
South Burlington, VT 05403

**Plan:** Tsai Plan  
**Plan Date:** 2/2/2015  
**Specifications:** Tsai Spec  
**Specifications Date:** 2/3/2015



**HOME OWNERS**  
Mitchell and Sheramy Tsai  
28 Cabot Ct  
South Burlington, VT 05403

**PROJECT ADDRESS**  
South Village Lot 36  
51 Frost Street  
South Burlington, VT 05403



**DESCRIPTION**

Tsai Plan: Two story custom home with partially finished Lower Level. Three floors of finished area with approximately **!2956** square feet of living space including second floor master suite; **#208** square feet of unfinished Lower Level, **!576** square foot 2-car garage and 108 square foot front porch.

**SPECIFICATIONS INDEX**

- |  |  |
|--|--|
| <b>Section 1:</b> Permits  | <b>Section 7:</b> Cabinets & Countertops           |
| <b>Section 2:</b> Structural Detail and Exterior Selections      | <b>Section 8:</b> Wall & Trim Interior Detail Work |
| <b>Section 3:</b> Electrical Rough In Details and Specifications | <b>Section 9:</b> Flooring and Paint Selections    |
| <b>Section 4:</b> Lighting                                       | <b>Section 10:</b> Appliances                      |
| <b>Section 5:</b> Plumbing                                       | <b>Section 11:</b> Landscaping                     |
| <b>Section 6:</b> Fireplace & Mantle                             | <b>Section 12:</b> Site Work and Preparation       |
|  | <b>Section 13:</b> Miscellaneous                   |

**CHANGE ORDERS**

<u>C/O Number</u>	<u>C/O code</u>	<u>C/O Date</u>	<u>Plan Date</u>
<b>Revision #1</b>	<b>#Bold</b>	<b>2/11/2015</b>	<b>2/11/2015</b>
Revision #2	!Red	2/23/2015	2/20/2015
Revision #3	*Blue	3/2/2015	3/3/2015
Revision #4	^Green	3/9/2015	3/3/2015
O&S	~Purple	4/2/2015	4/2/2015

**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; 8'-1" on the second floor and 8'-10" 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: 3/4" 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 and 6/12 at Main House; 6/12 at Garage; 6/12 at Front Porch  
House wrap: Professional house wrap with flashing around all windows and doors.

**ROOFING:**

Shingles: -Owens Corning TruDefinition shingles Ice and water shield on eaves and valleys.  
 Vented on ridge to achieve proper ventilation.  
 Color: -Owens Corning TruDefinition shingles- Limited Lifetime Warrantee  
 -TBD by 4/3/15

**SIDING:**

Gable Ends: Norandex -Mitten Sentry  
 Clapboard: Double 4" Color to be -Annapolis Blue  
 Board-and-Baton: Double 4" Color to be -Annapolis Blue  
 Eaves: None.  
 Soffit: Two piece aluminum wrapped-White  
 Corners: Perforated Soffit for proper venting, Color to be White  
 Trim details: 6" White Vinyl Corners with Foam Backer  
 Drip Edge: Frieze board and Garage Door trim to be Miratech  
 Gutters & downspouts: Galvanized  
 Shutters: White Seamless Gutters  
 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. 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.	Notes
A	Living Room, Dining Room	3465	Dbl. Hung	#5	
B	MBR, BR2, BR3, BR4	3453	Dbl. Hung	12	
C	BR2, M Bath, Bath 2 & 3	3441	Dbl. Hung	4	
D	Powder Room, Laundry	3030	Awning	2	
E	BR5, LL Family Room	3448	Dbl. Hung	2	
EG	BR5, BR6, LL Family Room	6048	Slider	3	Egress
K	Kitchen	^3049	Dbl. Hung	1	
T	Dining Room, !MBR	3430	Transom	!4	
^V	Kitchen	2412	Transom	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 RH	3' - 0"	*4 Panel	1	Double Bore
	*S236 4 Panel W/Glass				
II	Garage Entry LH	3' - 0"	6 Panel	1	Double Bore
	S210 6 Panel Solid				
#III	Living Room to Deck RH	6' - 0"	Slider	1	
	Jeld-Wen Vinyl Sliding Patio Door				



\*Entry Door I



Garage II



#Living Room to Deck III

**OVERHEAD GARAGE DOOR:**

Door: **!2 Insulated 9' x 7' Garage Doors**  
 Design: Contemporary Flush Panel ~with Stockton windows  
 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: 6' x 20' Front Porch framed with PT 2x8 joists and 5/4x6 Cedar 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 Cedar treads

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

Porch Rail: Pressure Treated Rail and Balusters  
 Color: White

#Rear Deck: 12' x 14' deck framed with PT 2x10 joists and 5/4x6 Cedar Decking. Access to deck from the Living Room. Stairs from deck to back yard to be PT stairs with 5/4x6 Cedar Treads.

#Rear Deck Railing: Pressure treated rail and balusters, including stairs  
 Color: White

#Rear Deck Finish: Decking, rim board, and stairs to be stained with TWP Total Wood Preservative, Color to be ~Cedartone  
 Deck rails, including stairs to be painted White.



**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  
 Dimmer Style Lutron Skylark  
 Dimmer Color White  
 Dimmer Locations Per Electrical Plan  
 Exterior plugs Per Electrical Plan



**Lighting:**  
 Lighting fixtures: See Lighting section.

**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) Yes, per electrical plan  
 TV Jacks: Yes, per electrical plan  
 Audio: No.  
 ^Air Conditioning ^Rough electrical wiring run from main electrical panel to a weather proof box behind Garage for future air conditioning with a coil of extra wire at each end. Wire will not be connected to the main electrical panel.



**LIGHTING**

**LIGHT FIXTURES:**

All light selections will be done by South Village which will include 80% fluorescent fixtures as part of the Energy Efficiency Program. Lights can be adjusted by owner.

Dining Room  
~369108



Mudroom  
~868150



Laundry  
~725562



Master Bath Vanity  
~883132



Deck  
~976991



Master Bath  
~216910



Kitchen Island  
~889049



Stairs to second floor  
~363164



Powder Room  
~368355



Bedroom #2/#3/#4/#5/#6  
~206759



Garage Exterior  
~847123



Basement Bath  
~348851



Kitchen Under Cabinet  
~580727



Living Room  
Ceiling Fan



Master Bedroom  
~206757



Upstairs Hall  
~216911



Lower Level Hall  
~738922



Foyer  
~868150



Stairs to lower level  
~363164



~Master Closet/Game Closet  
~Supplied by owner. Installed by builder if lights are on site at time of Pre-sheetrock walk-thru.

Upstairs Bath  
~536913



Family Room  
~206759



**PLUMBING**

**GAS**

Main Kitchen Range	Yes
Main Fireplace	Yes
First Floor Dryer	Yes
Boiler	N/A
Hot water system	Yes
Grill Line at Deck	<b>#Yes</b>

**HEATING**

Furnace Brand:	York LX Series, TM9V
Boiler Size:	60,000 BTU
Efficiency Rating:	96.0%
Zones:	3 Zones; Zone 1: 1st floor, Zone 2: 2nd floor, Zone 3: Lower Level.
Air Conditioner:	^Rough plumbing lines run from Lower Level Mechanical Room to future condensing unit location behind Garage
Thermostat:	1ea. Per finished floor
Bath venting:	Bath fans
Dryer venting:	Per plan.

**PLUMBING FIXTURES:**

**Kitchen:**

Sink

Model: ~DPMSR12722  
 Description: ~Elkay 30" Stainless Steel 18 gauge  
 Color: Stainless Steel  
 Size: ~27"length x 22"length x 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



**Master Bath**

2 Lavatory Faucets

Model: K-15241-4-CP  
 Description: Kohler Coralais Centerset Lavatory Faucet  
 Color: Polished Chrome

Shower

Model: \*62030100  
 Description: Sterling \*48" Advantage Seated Shower Stall  
 Color: White

Shower Trim:

Model: K-10240-CP 1.75gpm Shower Head  
 K-T15621-4-CP Valve Trim  
 Description: Kohler Forte/Coralais  
 Color: Polished Chrome

#Soaking Tub

Model: K-1123-0  
 Description: Kohler Archer 60"x32" Drop-in Tub  
 Color: White

#Soaking Tub Faucet:

Model: K-T15290-4-CP  
 Description: Kohler Coralais Deck-Mounted Tub Faucet w/8" Spout  
 Color: Polished Chrome

Toilet:

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



**Bath #2**

2 Lavatory Faucets

Model: K-15241-4-CP  
 Description: Kohler Coralais Centerset Lavatory Faucet  
 Color: Polished Chrome

Tub/Shower:

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

Tub/Shower Trim:

Model: K-10240-CP 1.75gpm Shower Head  
 K-T15601-4-CP Valve Trim  
 Description: Kohler Forte/Coralais  
 Color: Polished Chrome

Toilet:

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



**Bath #3**Lavatory Faucet

Model: K-15241-4-CP  
 Description: Kohler Coralais Centerset Lavatory Faucet  
 Color: Polished Chrome

Tub/Shower:

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

Tub/Shower Trim:

Model: K-10240-CP 1.75gpm Shower Head  
 K-T15601-4-CP Valve Trim  
 Description: Kohler Forte/Coralais  
 Color: Polished Chrome

Toilet:

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

**Powder Room: (1/2 Bath)**Faucet

Model: K-15241-4-CP  
 Description: Kohler Coralais Centerset Lavatory Faucet  
 Color: Polished Chrome

Toilet:

Model: 403082-0  
 Description: Sterling Windham Luxury 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 on the right 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

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**

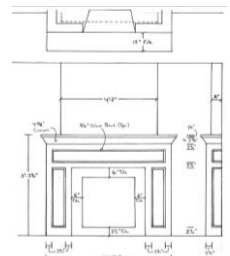
**Model:** Monessen 300DVBNSC7 33 direct vent gas fireplace

**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:** ~Brazil Grey

**Venting:** Direct vent outside wall



## CABINETS & COUNTERTOPS

### CABINETS:

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

Kitchen Cabinets to be Mid Continent Simple Series  
 All kitchen cabinets are Concord style in "Natural Maple"  
 Vanity Cabinets to be Mid Continent Simple Series  
 All vanity cabinets are Concord style in "Natural Maple"



~Concord Style  
 "Sundance" Stain



~Concord Style  
 ~Espresso Finish

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:

**#Pantry Cabinet to be added to the left side of the refrigerator. Cabinet to be 18" wide x 90" tall x 24" deep with a single door and interior shelves. Cabinet pulled forward to 27 inches to be flush with the cabinet above the refrigerator. Pantry Door style to match the rest of the kitchen cabinets.**



#Pantry Cabinet Example

#### All cabinet pulls/knobs

Kitchen Knobs

~53019-WN

~772WN

~53011-G10



~53019-WN ~772WN



~53011-G10

Bathroom Knobs

### COUNTERTOPS:

#### Location:

Style:

Color:

Edge Detail:

Cut-Outs:

Backsplash:

B/S Location:

**#Note:**

#### Kitchen

Granite

~Cranberry Tan

Rounded Edge

Undermount Sink

Yes

Back only

**#Kitchen Island Top to be 60" x 60"**



Kitchen Tops

#### Location:

Style:

Color:

Edge Detail:

Cut-Outs:

Backsplash:

B/S Location:

#### Master Bathroom 72" vanity

Cultured Marble with integrated bowl

White on White with White Bowl

Square Edge

None

Yes

Back only.



Master Bath Top

#### Location:

Style:

Color:

Edge Detail:

Cut-Outs:

Backsplash:

B/S Location:

#### Bath #2 72" vanity

Cultured Marble with integrated bowl

White on White with White Bowl

Square Edge

None

Yes

Back only.



Bath #2 Top

#### Location:

Style:

Color:

Edge Detail:

Cut-Outs:

Backsplash:

B/S Location:

#### Bath #3 #36" vanity

Cultured Marble with integrated bowl

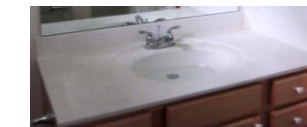
White on White with White Bowl

Square Edge

None

Yes

Back only.



Bath #3 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 and party walls (soundproofing)

\*Lower Level Ceilings:

\*6" Batt insulation over resilient channel for sound in Bedroom 5 & 6 Ceilings

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:

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: 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

Interior doors:

Make: Masonite  
 Model: Masonite Smooth 6 Panel Hollow Core  
 Color: **Painted Color ~to match trim, see paint section**  
 Hinges: Satin Nickel



**!Note: Door between Kitchen and Mudroom to be a "Barn Door" with a 3'-0" Knotty Alder door slab stained to match the hardwood flooring. Black decorative barn door hardware.**

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.

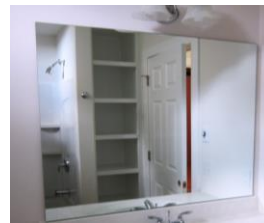
Stairs:

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:

<u>Location:</u>	<u>Details:</u>
Master Bath	^By Owner
Bath #2	Plate Glass mirror with ground edge, no bevel
Bath #3	Plate Glass mirror with ground edge, no bevel
Powder	By Owner



**!Barn Door**

**\*Fireplace Cabinets with Shelves**

Shower Door:

\*Centec ^48" x 68 1/2" Semi-Frameless Shower Door w/Polished Chrome Hardware at Master Bath

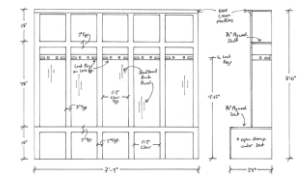
Shower Curtain Rods Bath #2 and Bath #3 Straight Rod.

Wainscot/wall treatment: 36" High Wainscot at Mudroom, ~Powder room and Master Bathroom

Crown: Available as an option

Built-Ins:

**!Cubbies with Benches** and Coat Pegs at Mudroom  
**\*2 Cabinets** with shelves above next to Fireplace in Living Room  
**#Laundry Chute in Bath #2 Linen Closet to Laundry Room Below**  
 ^Charging Station at Mudroom, 36" wide base cabinet w/Formica top  
 Cabinet to be Concord Maple, Painted White. Cabinet to have 1 drawer and two doors with one adjustable shelf. (Charging Station to replace two Cubbies w/benches at the East wall of the Mudroom).



**!Mudroom Cubbies with Benches**

Window Treatment: ~Window Treatments to be reviewed by 4/22/15 and put on a WCO with no WCO fee. WCO to be paid in full at time of WCO.

Bath Hardware:

<u>Item:</u>	<u>Quantity</u>	<u>Item #:</u>	<u>Finish</u>
Toilet Paper Holder	4	K-13434	Polished Chrome
Towel Ring	1	K-13435	Polished Chrome
30" Towel Bar	3	K-13432	Polished Chrome
Robe Hook	3	K-13433	Polished Chrome





**CLOSET SHELIVING:**

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



**FLOORING AND PAINT SELECTIONS**

**FLOORING**

**Wood Floors**

Location: Kitchen, Living Room, Dining Room, Foyer, and Stair Landings (1st - 2nd Floor).  
 Make: BSL  
 Style: Horizon ~Birch, 4 1/4" width  
 Finish: Natural



**Carpet**

Location: Master Bedroom & WIC, Bedroom #2, Bedroom #3, Bedroom #4, Bedroom #5, Bedroom #6  
 Upstairs Hallway, and Lower Level Stairs  
 Make: Shaw  
 Style: Full Court  
 Color:   
 Details:

-Note: Carpet pad to be "Vitality" waterproof carpet pad.

**Tile**

Location: ~Powder Room  
 Maker: ~Marazzi  
 Style: ~Imperial Slate  
 Orientation: ~Diagonal square lay  
 Size: ~12x2  
 Color: ~Black  
 Grout: ~TBD by EPC



**Tile**

Location: ~Mudroom  
 Maker: Anatolia  
 Style: ~Bengal  
 Orientation: ~Diagonal  
 Size: ~12x12  
 Color: ~Sierra  
 Grout: ~TBD by EPC



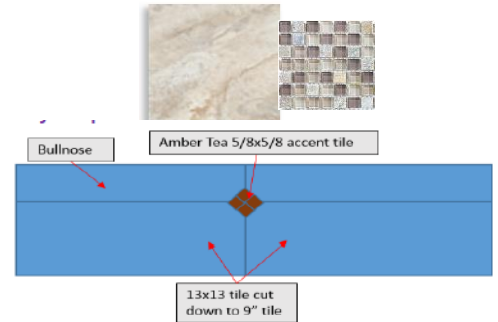
**Tile**

Location: ~#Laundry Room  
 Maker: Anatolia  
 Style: ~Bengal  
 Orientation: Square  
 Size: ~12x12  
 Color: ~Sierra  
 Grout: ~TBD by EPC



**Tile**

Location: ~Master Bath Floor & Tub Deck  
 Maker: ~Undefasta  
 Style: ~Rajasthan  
 Orientation: Square  
 Size: 13x13  
 Color: ~Bone  
 Grout: ~TBD by EPC



Tub Splash Detail, not representative of color

**Tile**

Location: ~Master Tub Surround Accent  
 Maker: ~Anatolia Bliss  
 Style: ~Glass and Slate  
 Orientation: Square  
 Size: ~5/8"x5/8" mosaic  
 Color: ~Cotton Wood  
 Grout: ~TBD by EPC

**Vinyl**

Location: Bath #2  
 Make: Mannington  
 Style: Jumpstart  
 Color: ~Montaro 71131



Location: Bath #3  
 Make: Mannington  
 Style: Jumpstart  
 Color: ~Canyon Point 71062



**~Vinyl Plank**

Location: ~Lower Level Family Room, Game Closet and Lower Level Hallway  
 Make: ~Mannington  
 Style: ~Homestead  
 Color: ~Splated Maple

**PAINT:**

**Exterior Paint:**

- Exterior Doors: 2 coats of Glidden exterior paint, Front Door Color to be ~Georgian Tone HC-50
- Overhead Door: ~Manufacturers 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, Rim, and Steps to be stained with TWP Total Wood Preservative, Color to be ~Cedartone. Porch Posts, Roof Beam, and Rails to be White.
- #Rear Deck: #Decking, Rim, and Stairs to be stained with TWP Total Wood Preservative, Color to be ~Cedartone Rails, including stair rails, 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 Glidden flat latex paint, Color to be ~decided by owner by 4/17/15. Low VOC Interior paint to be used
- Accent Wall Color: ~9 accent colors included, exact colors and locations to be decided by owner by 4/17/15.
- Ceilings: ~To be white, exact white to be decided by 4/17/15.
- Garage: Sheet rock at Garage Ceiling to receive 1 coat of primer.
- Interior Trim, painted: Painted, 1 primer, 2 coats of Glidden semi-gloss latex paint  
Color: ~To be white, exact white to be decided by 4/17/15.
- Interior Doors: Color: ~To be white, exact white to be decided by 4/17/15.  
Semi-Gloss finish
- Interior Trim, stained: N/A
- ~Note: ~One main home color with 9 accent colors, white ceilings and one trim color included in O&S budget.  
~Exact colors to be selected by owner by 4/17/15.  
~If home colors are not selected by 4/17/15 colors will be selected by builder.

**APPLIANCES**

**APPLIANCES:**

**Kitchen**

Refrigerator

- Make: ~KitchenAid
- Model: ~KFIS29PBMS
- Color: ~Stainless Steel
- Options: French Door  
~Architect II Series

Gas Range

- Make: ~KitchenAid
- Model: ~KDRS467VSS
- Color: ~Stainless Steel
- Features: ~36" Pro Model  
~Architect II Series

Range Backsplash:

- Make: ~KitchenAid
- Model: ~W10115776
- Color: ~Stainless Steel
- Features: ~36" wide, 9" tall.  
~Architect II Series

Dishwasher

- Make: ~KitchenAid
- Model: ~KDTE404DSP
- Color: ~Stainless Steel
- Features: ~Pro Series  
~Architect II Series

Microwave

- Make: ~KitchenAid
- Model: ~KCMS1655BSS
- Color: ~Stainless Steel
- Features: 2.1 cu. Ft.
- Location: ~"Built In" Microwave with trim kit in island.  
~Architect II Series (w/ no handle)



**Microwave**

Make: ~KitchenAid  
Model: WMH73521CB  
Color: ~Stainless Steel  
Features: 2.1 cu. Ft.  
Location: ~"Built In" Microwave with trim kit in island.  
~Architect II Series



**Microwave Trim Kit:**

Make: ~KitchenAid  
Model: ~MK2160AS  
Color: ~Stainless Steel



**~Range Hood**

Make: ~Broan  
Model: ~AP136SS  
Color: ~Stainless Steel



**Laundry**

Washer Available as an Option

Dryer Available as an Option

**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, Bath #2, and Bath #3 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, South Village Communities, LLC reserves the right to make substitutions and specification changes.*

**SIGNATURES:**

\_\_\_\_\_  
Client:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Client:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Collin Frisbie, Builder  
For: Sterling Construction Inc.

\_\_\_\_\_  
Date