

# Construction Specifications

## BUILDER

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

**Plan:** Levy Plan  
**Plan Date:** 1/13/2017  
**Specifications:** Levy Spec  
**Specifications Date:** 1/13/2017



## HOME OWNER

Elissa Levy  
90 Stonington Circle  
South Burlington, VT 05403

**PROJECT ADDRESS**  
South Village Lot 41N  
59 Preserve Rd  
South Burlington, VT 05403



## DESCRIPTION

Levy Plan; Two story New England style home with un-finished Lower Level. Three floors of finished area with approximately **!3,577** square feet of living space including second floor master suite; **!483** square feet of unfinished Lower Level, **!564** square foot 2-car garage, 72 square foot front porch and 144 square foot deck.

## SPECIFICATIONS INDEX

- |  |  |
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## 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>1/19/2017</b> | <b>1/19/2017</b> |
| <b>Revision #2</b>        | <b>!Red</b>     | <b>1/25/2017</b> | <b>1/25/2017</b> |
| <b>PCL #2</b>             | <b>^Green</b>   | <b>1/27/2017</b> | <b>1/27/2017</b> |
| <b>O&amp;S Selections</b> | <b>-Blue</b>    | <b>2/9/2017</b>  | <b>2/2/2017</b>  |

## 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 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: 3/4" 4x8 T&G OSB glued and nailed.  
Girders: 2 or 3 ply Trus Joist Microllam LVL, nailed and glued, as specified by engineering load design, supported by 3-1/2" concrete filled lally columns in Lower Level  
Sheathing: 7/16" 4x8 OSB  
Roof: Pre-engineered roof trusses 24" o.c. 5/8" T&G OSB rated sheathing  
Pitches: 5/12 and 7/12 at Main House; 12/12 at Garage; 6/12 and 9/12 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 house slab in the 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: ~Slatestone Grey

**SIDING:**

Mitten Highland Panel  
 Gable Ends: Vinyl Shakes, Color to be ~Bone  
 Clapboard: Double 4", Color to be ~Bone  
 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 2 over 2  
 Screens: Fiberglass mesh.

**Window Schedule**

| LETTER | LOCATION         | SIZE | TYPE      | QTY. | NOTES  |
|--------|------------------|------|-----------|------|--------|
| A      | Great Room       | 3465 | Dbl. Hung | !2   |        |
| A2     | Eating Area      | 6865 | Dbl. Hung | 1    |        |
| B      | MBR/BR1/BR3/#BR4 | 3453 | Dbl. Hung | #8   |        |
| B2     | Den/M Bath       | 6853 | Dbl. Hung | #2   |        |
| C      | Bath #1/MBR      | 3441 | Dbl. Hung | 2    |        |
| D      | M Bath           | 3036 | Awning    | !1   |        |
| E      | MBR Closet       | 2824 | Fixed     | 1    |        |
| EG     | Lower Level      | 6048 | Slider    | !2   | EGRESS |
| !H     | Bath #3          | 3018 | Awning    | 1    |        |
| F      | Stair Landing    | 3030 | Awning    | 1    |        |
| J      | Stairwell        | 3434 | Fixed     | 1    |        |
| K2     | Kitchen          | 6849 | Dbl. Hung | !2   |        |
| T      | Great Room       | 3624 | Awning    | 2    |        |

**EXTERIOR DOORS:**

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

**Door Schedule**

| LETTER | LOCATION              | SIZE    | TYPE       | QTY. | HARDWARE    |
|--------|-----------------------|---------|------------|------|-------------|
| I      | Foyer Entry LH        | 3' - 0" | 4 Panel    | 1    | Double Bore |
| II     | Garage Entry RH       | 3' - 0" | 2 Panel    | 1    | Double Bore |
| III    | Great Room to Deck LH | 3' - 0" | Full Glass | 1    | Double Bore |



Entry Door I



Garage II



Dining to Future Deck III

**OVERHEAD GARAGE DOOR:**

Door: **!Two Insulated 9' x 7' Garage Doors**  
 Design: Sonoma Panel w/Stockton I glass 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 12' Front Porch framed with PT 2x8 joists and 5/4x6 #1 PT 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 #1 PT treads

Porch Finish: Porch Decking and Stair Treads to be stained with TWP Total Wood Preservative, Color to be ~Pecan #1520. Posts, Roof Beams, Rails, Rimboard, and Stair Risers to be painted White.

Porch Rail: Pressure Treated rail and balusters  
 Color: White

Side Deck: 12' x 12' Side Deck framed with PT 2x10 joists and 5/4x6 #1 PT Decking. Access to Deck from Eating Area. Steps from deck to rear yard to be PT box stairs with 5/4x6 #1 PT treads.

Side Deck Finish: Decking, rim board, and railings to be stained with TWP Total Wood Preservative, Color to be ~Pecan #1520.

Side Deck Railing: Pressure Treated rail and balusters  
 Color: To Be ~Pecan #1520.



**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/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.



## LIGHTING

### LIGHT FIXTURES:

|   |   |  |   |   |
|---|---|--|---|---|
| Eating Area<br>KIC 43651AP<br>             | Foyer<br>KIC 43655AP<br>                       | Kitchen Island (2)<br>KIC 43654AP<br> | Garage Exterior<br>KIC 9618OZ<br> | Deck Exterior<br>KIC 9611OZ<br>                |
| Bath #1, #2, & #3 Vanity<br>KIC 5337CH<br> | Master Vanity(2)/Powder Room<br>KIC 5336CH<br> | Great Room/Den<br>KIC 8110NI<br>      | Master Bed<br>KIC 8110NI<br>      | Upstairs Hall/Guest Bedrooms<br>KIC 8108NI<br> |
| Laundry/Master Closet<br>KIC 209WH<br>     | Lower Level<br>KIC 8110NI<br>                  | <u>Recessed Lights:</u><br>5 at Kitchen<br>3 at Mudroom  |   |   |

## PLUMBING

### GAS

|                    |                                     |
|--------------------|-------------------------------------|
| Main Kitchen Range | Yes                                 |
| Main Fireplace     | <b>#No, Wood Burning Fireplace</b>  |
| Second Floor Dryer | ~No, <a href="#">Electric Dryer</a> |
| 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:             | 2 Zones; Zone 1: 1st floor & Lower Level, Zone 2: 2nd floor. |
| Air Conditioner:   | York LX Series 3 ton, 15 SEER                                |
| Thermostat:        | 1ea. Per Zone  |
| Bath venting:      | Bath fans  |
| Dryer venting      | Per plan.  |

### PLUMBING FIXTURES:

#### Kitchen:

|              |   |
|--------------|---|
| <u>Sink</u>  |   |
| 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 |
|--------|------------------------------|



**Master Bath**

2 Lavatory Faucets

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

Shower

Model: Tile Shower Walls & Floor  
Description: See Tile Section for Selections  
Color:

Shower Trim:

Model: K-T5320-4E-CP  
Description: Kohler Refinia w/2.0 gpm showerhead  
Color: Polished Chrome

Soaking Tub:

Model: **#K-1131-H-0**  
Description: **#Kohler 7242 72" x 42" Drop-in Whirlpool Tub w/Heater**  
Color: White

Tub Faucet:

Model: K-T5323-4-CP  
Description: Kohler Refinia Deck Mounted Tub Faucet  
Color: Polished Chrome

Toilet:

Model: 403082-0  
Description: Sterling Windham Elongated Toilet Bowl  
Size: 29"L x 16"W x 30"H  
Color: White



**Bath #1**

Lavatory Faucet

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

**#Shower:**

Model: **^Tile Shower Walls & Floor**  
Description: **See Tile Section for Selections**  
Color:

**#Shower Trim:**

Model: **K-T5320-4E-CP**  
Description: **Kohler Refinia w/2.0 gpm showerhead**  
Color: **Polished Chrome**

Toilet:

Model: 403082-0  
Description: Sterling Windham Elongated Toilet Bowl  
Size: 29"L x 16"W x 30"H  
Color: White



**Bath #3**

Lavatory Faucet

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

**^Tub Base:**

Model: **^71121110-0**  
Description: **^Sterling Ensemble 60" Tub Base**  
Color: **White**  
Note: **^Tile Tub Walls**  
**See Tile Section for Selections**

Tub/Shower Trim:

Model: K-T5318-4E-CP  
Description: Kohler Refinia w/2.0 gpm showerhead  
Color: Polished Chrome

Toilet:

Model: 403082-0  
Description: Sterling Windham Elongated Toilet Bowl  
Size: 29"L x 16"W x 30"H  
Color: White



**Bath #4**Lavatory Faucet

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

Shower:

Model: ^Tile Shower Walls & Floor  
 Description: See Tile Section for Selections  
 Color:

Shower Trim:

Model: K-T5320-4E-CP  
 Description: Kohler Refinia w/2.0 gpm showerhead  
 Color: Polished Chrome

Toilet:

Model: 403082-0  
 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-5316-4-CP  
 Description: Kohler Refinia Centerset Lavatory Faucet  
 Color: Polished Chrome

Toilet:

Model: 403082-0  
 Description: Sterling Windham Elongated Toilet Bowl  
 Size: 29"L x 16"W x 30"H  
 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

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: **#Regency Excalibur Wood Burning Fireplace with Arch Surround and Blower Kit**

Mantle: Custom Built In Place Mantle (see picture/detail)

Tile Surround: 6" Tile Fireplace Surround with **#18"** Tile Hearth to be full width of fireplace enclosure  
 Color: To Be Selected by Owner

Venting: **!Vented to roof through interior fireplace chase.**



Fireplace



Mantle &amp; Tile Detail

## 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 with "Natural" finish  
Vanity Cabinets to be Mid Continent Contemporary Series  
All vanity cabinets are Concord style in Stained Maple with "Natural" finish



Concord Maple  
"Natural 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:** None

#### All cabinet pulls/knobs

Kitchen: To Be Selected by Owner  
Bathroom Knobs: To Be Selected by Owner

### COUNTERTOPS:

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



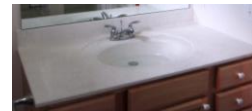
Kitchen Tops (not color, but style)

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



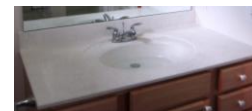
Master Bath Top

Location: Bath #1 148" 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.



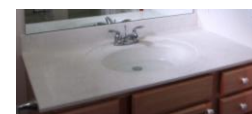
Bath #1 Top

Location: Bath #3 48" 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 #3 Top

Location: Bath #4 48" 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 #4 Top

Location: Powder Room 30" 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.



Powder Room 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: 14" Dense Pak Insulation at Garage Ceiling (Bedroom #4 Floor)  
 Foundation: 2-1/2" R-15 Thermax glued to concrete wall.

**DRYWALL:**

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

**INTERIOR TRIM: "Colonial"**

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

Base: 5-1/2" Colonial Base Board

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



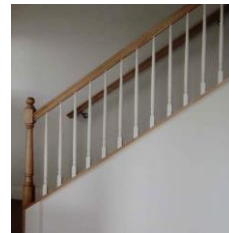
Other:

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, open rail with turned balusters and newel.  
 Rail and newel stained to match stair treads, balusters painted to match interior trim.  
 First Floor to Lower Level: Carpet Grade

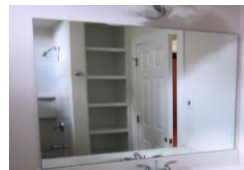


Stair Rail & Balusters

Mirrors and Glass:

Mirrors:

|                  |   |
|------------------|---|
| <u>Location:</u> | <u>Details:</u>                               |
| Master Bath      | Plate Glass mirror with ground edge, no bevel |
| Bath #1          | Plate Glass mirror with ground edge, no bevel |
| Bath #3          | Plate Glass mirror with ground edge, no bevel |
| Bath #4          | Plate Glass mirror with ground edge, no bevel |
| Powder           | By Owner                                      |



Shower Curtain Rods ^Bath #3 Straight Rod.



Shower Door & Half Wall Glass

Shower Doors:

Master Bath Shower to have 60" x 72" frameless glass shower door. Glass to be 3/8" thick.  
 Door to include 30" fixed panel and 30" active panel, active panel to be hinged on the wall.  
 Glass to wrap around to half wall between the shower and the tub. Door hardware to be Polished Chrome.

^Bath #1 Shower to have 60" x 72" frameless glass shower door. Glass to be 3/8" thick.  
 Door to include 30" fixed panel and 30" active panel, active panel to be hinged on the wall.  
 Door hardware to be Polished Chrome.

^Bath #4 Shower to have 48" x 72" frameless glass shower door. Glass to be 3/8" thick.  
 Door to include 18" fixed panel and 30" active panel, active panel to be hinged on the wall.  
 Door hardware to be Polished Chrome.



^Bath #1 & Bath #2 Shower Doors





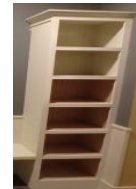
Wainscot/wall treatment: 36" High Wainscot at Mudroom

Crown: Available as an option

Built-Ins: Bench At Mudroom  
Coat Pegs & Cubbies in Mudroom Alcove  
Wood Face at Master Bath Soaking Tub Frame



Wood Face at Soaking Tub



Cubbies at Mudroom Alcove

**#Shelves at Bedroom #3**  
**!Built-in Benches at Kitchen**  
^Fireplace Built-ins at Living Room. Fireplace Built-ins to consist of 60" wide x 30" high x 18" deep base cabinets with Concord style doors in pre-finished white maple. Cabinets to have a painted wood top. The 3 shelves above the cabinets to be 60" wide x 12" deep and have center dividers for added strength. The top of the shelves to be approximately 76" above the floor to allow for the trim on the windows above the shelves. The back of the shelves to have painted wood bead board.



Bath Hardware:

| Item                | Quantity | Item #  | Finish          |
|---------------------|----------|---------|-----------------|
| Toilet Paper Holder | 5        | K-37054 | Polished Chrome |
| Towel Ring          | 1        | K-37057 | Polished Chrome |
| 24" Towel Bar       | 4        | K-37051 | Polished Chrome |
| Robe Hook           | 4        | K-37055 | Polished Chrome |



**CLOSET SHELVING:**

All closet systems with the exception of the Master Walk-in Closet will be vented wire. Master Walk-in Closet to be Solid Closet shelving with design being selected during Options & Selections. **!Pantry Shelves to be field built wood shelves, painted to match interior trim.**



**!Pantry Shelves**



Example of Possible Solid Shelving in Master WIC

**FLOORING AND PAINT SELECTIONS**

**FLOORING**

**Wood Floors**

Location: Kitchen, Foyer, Great Room, Eating Area, First Floor Hall and Stair Landing (First to Second Floor).  
^Master Bedroom & Walk-in Closet, Bedroom #1, Bedroom #3, Bedroom #4, Upstairs Hall, and Den.  
Make: BSL  
Style: Horizon Maple, 3 1/4" width  
Finish: Natural

**Carpet**

Location: Lower Level (including stairs).  
Make: Shaw  
Style: Turn the Page  
Color: To Be Selected by Owner  
Details:

**Tile**

Location: Master Bath, Mudroom, Powder Room, **Bath #1, Bath #3, Bath #4, and Laundry Room.**

Maker: Anatolia Size: 12 x 12  
 Style: Ottomano HD Color: To Be Selected by Owner  
 Orientation: Square Grout: TBD

Location: Master Bath Shower Walls

Maker: Anatolia Size: 12 x 12  
 Style: Ottomano HD Color: To Be Selected by Owner  
 Orientation: Square Grout: TBD

Note: Shower Wall tile to extend to 84" above the shower floor. Walls to include 2 corner shelves and one 12" x 24" niche

Location: Master Bath Shower Floor

Maker: Anatolia Size: 2 x 2  
 Style: Ottomano HD Color: To Be Selected by Owner  
 Orientation: Square Grout: TBD

Location: Master Bath Tub Deck & Backsplash

Maker: Anatolia Size: 12 x 12  
 Style: Ottomano HD Color: To Be Selected by Owner  
 Orientation: Square Grout: TBD

Note: Tub Backsplash tile to extend to 12" above the tub deck and include tile to the top of the half wall that separates the tub from the shower.

**^Location: Bath #1 Shower Walls**

**Maker: Anatolia Size: 12 x 12**  
**Style: Ottomano HD Color: To Be Selected by Owner**  
**Orientation: Square Grout: TBD**

**Note: Shower Wall tile to extend to 84" above the shower floor. Walls to include 2 corner shelves and one 12" x 24" niche**

**^Location: Bath #1 Shower Floor**

**Maker: Anatolia Size: 2 x 2**  
**Style: Ottomano HD Color: To Be Selected by Owner**  
**Orientation: Square Grout: TBD**

**^Location: Bath #4 Shower Walls**

**Maker: Anatolia Size: 12 x 12**  
**Style: Ottomano HD Color: To Be Selected by Owner**  
**Orientation: Square Grout: TBD**

**Note: Shower Wall tile to extend to 84" above the shower floor. Walls to include 2 corner shelves and one 12" x 24" niche**

**^Location: Bath #4 Shower Floor**

**Maker: Anatolia Size: 2 x 2**  
**Style: Ottomano HD Color: To Be Selected by Owner**  
**Orientation: Square Grout: TBD**

**^Location: Bath #3 Tub Walls**

**Maker: Anatolia Size: 12 x 12**  
**Style: Ottomano HD Color: To Be Selected by Owner**  
**Orientation: Square Grout: TBD**

**Note: Tub Wall tile to extend from the top of the tub deck to 84" above the shower floor. Walls to include 2 corner shelves and one 12" x 24" niche**

**!Vinyl Plank Flooring**

Location: Lower Level Exercise Room

Make: Mannington

Style: Homestead

Color: To Be Selected by Owner

**PAINT:****Exterior Paint:**

Exterior Doors: 2 coats of Glidden exterior paint, Front Door Color to be ~Benjamin Moore "Van Deusen Blue" #HC-156.

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 ~Pecan #1520. Porch Posts, Roof Beam, Railing, Rimboard, and Stair Risers to be White.

Side Deck: Decking, rim board, and rails to be stained with TWP, Total Wood Preservative. Color to be ~Pecan #1520.

|                         |  |
|-------------------------|--|
| <b>Interior Paint:</b>  | 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<br>Low VOC Interior paint to be used |
| Accent Wall Color:      | 1 Accent Wall Color, To Be Selected by Owner   |
| Location:               | To Be Selected by Owner  |
| Ceilings:               | To match walls   |
| Interior Trim, painted: | Painted, 1 primer, 2 coats of Glidden semi-gloss latex paint<br>Color: To be Selected by Owner                             |
| Interior Doors:         | Color: To be Selected by Owner<br>Semi-Gloss finish  |
| Interior Trim, stained: | N/A  |

## APPLIANCES

### APPLIANCES:

#### Kitchen

##### Refrigerator

Make: Whirlpool  
 Model: ^WRF535SMBW  
 Color: ^White  
 Options: French Door

##### Gas Range

Make: Whirlpool  
 Model: ^WFG540H0EW  
 Color: ^White  
 Features:

##### Dishwasher

Make: Whirlpool  
 Model: ^WDT720PADW  
 Color: ^White  
 Features:

##### Microwave

Make: Whirlpool  
 Model: ^WMH53520CW  
 Color: ^White  
 Features: 2.0 cu. ft.  
 Location: Located over Range.



#### Laundry

^Washer  
 Make Whirlpool  
 Model WFW75HEFW  
 Color White  
 Details Stainless, Braided Fill Hoses

^Dryer  
 Make Whirlpool  
 Model WGD75HEFW  
 Color White  
 Details ~Electric Dryer



## 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 eight foundation shrubs, eight 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 top 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 driveway. ~Pavers to be Brussels Block "Limestone".
- \* 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 #1, Bath #3, and Bath #4 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 Homes

\_\_\_\_\_  
Date