

# Clearview Wentworth GL - Milton, VT



## WENTWORTH GL HOME - CONSTRUCTION SPECIFICATIONS

### Builder

Clearview Properties, LLC  
1037 Hinesburg Road, Suite A  
South Burlington, VT 05403

### Homeowner/Project

Clearview #

Specification Date: 6/30/2021

Site Plan Date: 3/5/2021

Plan Date: 6/17/2021

Wentworth Plan: One story home with unfinished lower level. Approximately 1,490 square feet of living space; 1,490 square feet of unfinished Lower Level, 462 square foot 2-car garage, and a 54 square foot front porch.

| Location                          | Total Square Feet |
|-----------------------------------|-------------------|
| First Floor                       | 1,490             |
| <b>Total Finished Square Feet</b> | <b>1,490</b>      |
| Lower Level                       | 1,490             |
| Garage                            | 462               |
| Front Porch                       | 54                |

### Personal Choice Lists

PCL #

Color Code

Date

GRAPE  
 ORANGE  
 GOLD  
 GREEN  
 BLUE  
 PURPLE  
 PINK  
 RUST  
 HUNTER  
 SKY BLUE  
 LAVENDER  
 BROWN  
 NAVY  
 LIME  
 CRANBERRY  
 AQUA  
 PEACH  
 RED

### Specification and Appendix Approval

Appendix A: Window Schedule  
 Appendix B: Exterior and Interior Door Schedule  
 Appendix C: Lighting Schedule  
 Appendix D: Plumbing Schedule  
 Appendix E: Finish Hardware Schedule  
 Appendix F: Flooring Schedule  
 Appendix G: Appliance Schedule

Client

Date

Client

Date

Builder

Collin Frisbie

Date

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| WENTWORTH GL HOME - CONSTRUCTION SPECIFICATIONS |                                                                                                                                                                                                                                                         |                                                                                       |
|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Section                                         | Information                                                                                                                                                                                                                                             | Image                                                                                 |
| Permits                                         |                                                                                                                                                                                                                                                         |                                                                                       |
|                                                 | Builder responsible to obtain all necessary permits including:<br>- Soil Erosion and Sediment Control<br>- Zoning                                                                                                                                       |                                                                                       |
| Surveys                                         |                                                                                                                                                                                                                                                         |                                                                                       |
|                                                 | Home is to be staked by builder                                                                                                                                                                                                                         |                                                                                       |
| Site Clearing                                   |                                                                                                                                                                                                                                                         |                                                                                       |
|                                                 | Builder is responsible for all site clearing, as needed                                                                                                                                                                                                 |                                                                                       |
| Utilities Connections                           |                                                                                                                                                                                                                                                         |                                                                                       |
|                                                 | Builder responsible for all site work and site balance to include                                                                                                                                                                                       |                                                                                       |
| Water                                           | Connection to City of Milton water system                                                                                                                                                                                                               |                                                                                       |
| Sewer                                           | Connection to City of Milton sewer system                                                                                                                                                                                                               |                                                                                       |
| Gas                                             | Connection to Natural Gas lines at road.                                                                                                                                                                                                                |                                                                                       |
| Power                                           | Underground power                                                                                                                                                                                                                                       |                                                                                       |
| Cable                                           | Cable TV conduit to house                                                                                                                                                                                                                               |                                                                                       |
|                                                 | All excavation, fill and labor is included                                                                                                                                                                                                              |                                                                                       |
| Energy Package                                  |                                                                                                                                                                                                                                                         |                                                                                       |
|                                                 | Home to be built to VT Residential Building Energy Standards (RBES)                                                                                                                                                                                     |                                                                                       |
|                                                 | Compliant with Act 250 Stretch Code                                                                                                                                                                                                                     |                                                                                       |
| Home to Include                                 |                                                                                                                                                                                                                                                         |                                                                                       |
|                                                 | Panasonic WhisperLite™ Fan/Light - Quiet, Spot Ventilation Solution, 110 CFM Bath Fan/Light. Vented to the outside                                                                                                                                      |                                                                                       |
|                                                 | Additional caulking and air sealing of joists to reduce air infiltration into the home, including shoe plate; windows; and where wires and pipes go to cold spaces                                                                                      |                                                                                       |
|                                                 | R-15 Rigid Thermax insulation on Interior of Lower Level - floor to top of concrete wall                                                                                                                                                                |                                                                                       |
|                                                 | Selected use of closed cell foam to improve overall air sealing of attic in home                                                                                                                                                                        |                                                                                       |
|                                                 | Blower Door Test as home completed required for VT RBES                                                                                                                                                                                                 |                                                                                       |
| Solar Prep                                      | Home solar ready with conduit running from LL up to Attic Space                                                                                                                                                                                         |                                                                                       |
| Foundation                                      |                                                                                                                                                                                                                                                         |                                                                                       |
| Type                                            | Poured Concrete                                                                                                                                                                                                                                         |                                                                                       |
| Wall Height                                     | 8'                                                                                                                                                                                                                                                      |                                                                                       |
| Lookout Height                                  | 4' Frost Wall                                                                                                                                                                                                                                           |                                                                                       |
| Strength                                        | Min. 3000 PSI @2 days with steel reinforcement                                                                                                                                                                                                          |                                                                                       |
| Footer                                          | Continuous 8" x 16" reinforced                                                                                                                                                                                                                          |                                                                                       |
| 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.<br>6 mil poly under concrete house slab.                                                                                                                                         |                                                                                       |
| Ground water controls                           | Footing drains installed below footers around Lower Level and drained to daylight in back yard.<br>Drain tile buried in clean stone; covered with mirafi fabric; clean sand fill against foundation. Site graded to shed surface water away from house. |                                                                                       |
| Rock Wall                                       | Boulder rock walls as needed for the grading of the yard.<br>Boulders from the site are machine-placed to create walls.                                                                                                                                 |                                                                                       |
| Driveway/Entrance                               |                                                                                                                                                                                                                                                         |                                                                                       |
| Drive                                           | 12" thick gravel two car driveway on top of mirafi fabric.<br>Driveway to be finish paved with 2" of compacted asphalt.                                                                                                                                 |  |
| Walkway                                         | 42" Sidewalk from front porch to driveway                                                                                                                                                                                                               |                                                                                       |

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|                                                     |                                                                                                                                              |                                                                                       |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 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 second floor and 8' in lower level                                                                            |                                                                                       |
| Plate                                               | 2x6 treated southern yellow pine with foam sill seal                                                                                         |                                                                                       |
| Floor Framing                                       | 2x10 SPF 19.2" o.c.                                                                                                                          |                                                                                       |
| Sub Flooring                                        | 3/4" 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                                                                             |                                                                                       |
| Roof Pitch                                          | Pitches: 8/12 at Main House; 8/12 at Front Porch; 5/12 at front of Garage; 6/12 at Garage taper; 6/12 at rear of Garage                      |                                                                                       |
| House Wrap                                          | Professional house wrap with flashing around all windows and doors                                                                           |                                                                                       |
| Roofing                                             |                                                                                                                                              |                                                                                       |
|                                                     | Ice and water shield on eaves and valleys. Vented on ridge to achieve proper ventilation.                                                    |                                                                                       |
| Underlayment                                        | Owens Corning ProArmor Synthetic Roof Underlayment                                                                                           |                                                                                       |
| Shingles                                            | Owens Corning TruDefinition Shingles Limited Lifetime Warranty                                                                               |                                                                                       |
| Color                                               | Black                                                                                                                                        |                                                                                       |
| Siding/Exterior Elements                            |                                                                                                                                              |                                                                                       |
| Siding                                              | Norandex Woodsman Select                                                                                                                     |                                                                                       |
| Gable Ends                                          | Vinyl Shakes, Color to selected by owner                                                                                                     |                                                                                       |
| Clapboard                                           | Double 4", Color to be selected by owner                                                                                                     |                                                                                       |
| Board and Baton                                     | None                                                                                                                                         |                                                                                       |
| Eaves                                               | Two piece aluminum wrapped - White                                                                                                           |                                                                                       |
| Soffit                                              | Perforated soffit for proper venting                                                                                                         |                                                                                       |
| Corners                                             | 6" White Vinyl Corners with Foam Backer                                                                                                      |                                                                                       |
| Trim Details                                        | Frieze board and Garage Door Trim to be PVC                                                                                                  |                                                                                       |
| Drip Edge                                           | Galvanized                                                                                                                                   |                                                                                       |
| Shutters                                            | Available as Option                                                                                                                          |                                                                                       |
| Gutters & Downspouts                                |                                                                                                                                              |                                                                                       |
| Gutters & Downspouts                                | White Seamless Gutters                                                                                                                       |                                                                                       |
| Windows                                             |                                                                                                                                              |                                                                                       |
| See Appendix A: Window Schedule                     |                                                                                                                                              |                                                                                       |
| Brand                                               | Harvey Slimline                                                                                                                              |                                                                                       |
| Color                                               | White                                                                                                                                        |                                                                                       |
| Construction                                        | Vinyl, Low-E, Insulated Double-Pane                                                                                                          |                                                                                       |
| Exterior Casing                                     | J Channel Only (Brickmould)                                                                                                                  |                                                                                       |
| U-Factor                                            | 0.30                                                                                                                                         |                                                                                       |
| Grills                                              | Grills Between Glass 6 over 0                                                                                                                |                                                                                       |
| Screens                                             | Fiberglass Mesh                                                                                                                              |                                                                                       |
| Exterior Doors                                      |                                                                                                                                              |                                                                                       |
| See Appendix B: Exterior and Interior Door Schedule |                                                                                                                                              |                                                                                       |
| Brand                                               | Therma-Tru                                                                                                                                   |                                                                                       |
| Color                                               | See Exterior Paint Section                                                                                                                   |                                                                                       |
| Construction                                        | Insulated Fiberglass                                                                                                                         |                                                                                       |
| Exterior Casing                                     | 5/4x4 Flat                                                                                                                                   |                                                                                       |
| Storm Doors                                         | None                                                                                                                                         |                                                                                       |
| Overhead Garage Doors                               |                                                                                                                                              |                                                                                       |
| Model                                               | 8300 Series Insulated Steel Door                                                                                                             |  |
| Size                                                | 16' x 7'                                                                                                                                     |                                                                                       |
| Design                                              | Colonial Raised Panel Door                                                                                                                   |                                                                                       |
| Color                                               | Manufacturer White                                                                                                                           |                                                                                       |
| Opener                                              | 8" lift master 1/2 horsepower electric opener                                                                                                |                                                                                       |
| Remotes                                             | 2 remotes included                                                                                                                           |                                                                                       |
| Frame Key Pad                                       | Keyless entry punch pad                                                                                                                      |                                                                                       |

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| Decks & Porches                                           |                                                                                                                                                                         |                                                                                       |  |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--|
| Covered Entry Porch                                       |                                                                                                                                                                         |    |  |
| Porch Framing                                             | 6' x 9' framed with PT 2x8 joists                                                                                                                                       |                                                                                       |  |
| Decking                                                   | 5/4x6 PT decking                                                                                                                                                        |                                                                                       |  |
| Posts                                                     | PVC wrapped and PT 6x6 Posts, 2x8 roof beams - White. Posts wrapped top and bottom.                                                                                     |                                                                                       |  |
| Roof                                                      | Roof to be truss framed, roof shingles to match house                                                                                                                   |                                                                                       |  |
| Ceiling                                                   | White vinyl bead board                                                                                                                                                  |                                                                                       |  |
| Stairs                                                    | Stairs from porch to walkway to be PT box steps with 5/4x6 PT treads.                                                                                                   |                                                                                       |  |
| Rail                                                      | Pressure treated rail and balusters                                                                                                                                     |                                                                                       |  |
| Finish                                                    | Porch posts, beams, PT rim board and stair risers                                                                                                                       |                                                                                       |  |
| Color                                                     | Porch decking and stair tread stained with Total Wood Preservative - Selected by Owner                                                                                  |                                                                                       |  |
| Deck                                                      | 14' x 12' Deck Available as Option                                                                                                                                      |                                                                                       |  |
| Exterior Paint                                            |                                                                                                                                                                         |                                                                                       |  |
| Exterior Doors - Excluding Front Door                     | Painted Satin Finish, White                                                                                                                                             |  |  |
| Exterior Trim - Including Frieze Board and Door Surrounds | Painted Satin Finish, White                                                                                                                                             |                                                                                       |  |
| Front Door                                                | 2 coats Exterior Paint, Color to be Selected by Owner                                                                                                                   |                                                                                       |  |
| Sidelight                                                 | Painted Satin Finish, White                                                                                                                                             |                                                                                       |  |
| Front Porch Rail                                          | Pressure Treated - painted white                                                                                                                                        |                                                                                       |  |
| Front Porch Posts                                         | Painted White                                                                                                                                                           |                                                                                       |  |
| Front Porch Roof Beams                                    | Painted White                                                                                                                                                           |                                                                                       |  |
| Front Porch Rim board                                     | Stained. Color to be Selected by Owner.                                                                                                                                 |                                                                                       |  |
| Front Porch Stair Risers                                  | Stained. Color to be Selected by Owner.                                                                                                                                 |                                                                                       |  |
| Front Porch Decking                                       | Stained. Color to be Selected by Owner.                                                                                                                                 |                                                                                       |  |
| Electrical & Low Voltage                                  |                                                                                                                                                                         |                                                                                       |  |
|                                                           | Underground electrical service, 40 circuit 150 AMP Panel with Surge Protection. Open double slot for future solar.                                                      |  |  |
| Plugs and Switches                                        |                                                                                                                                                                         |                                                                                       |  |
| Switch Style                                              | Toggle                                                                                                                                                                  |                                                                                       |  |
| Plate Style                                               | Toggle screw on plates                                                                                                                                                  |                                                                                       |  |
| Switch Color                                              | White                                                                                                                                                                   |                                                                                       |  |
| Dimmers                                                   | Available as Option                                                                                                                                                     |                                                                                       |  |
| Exterior Plugs                                            | Per Electrical Plan                                                                                                                                                     |                                                                                       |  |
| Lighting                                                  |                                                                                                                                                                         |                                                                                       |  |
| Lighting Fixtures                                         | See Lighting Finish Schedule (Appendix C: Light Fixtures Schedule)                                                                                                      |                                                                                       |  |
| Recessed Lights                                           | 13 Click Lights: Kitchen 4, Front Porch 2, Main Hallway 3, Mudroom 2, Hall to Owner's Bedroom 2                                                                         |                                                                                       |  |
| Under Cabinet Lighting                                    | Available as Option                                                                                                                                                     |                                                                                       |  |
| Miscellaneous                                             |                                                                                                                                                                         |                                                                                       |  |
| Outlets                                                   | GFI protection for all interior and exterior 240-volt outlets. 120 volt outlets in future finished areas of basement. Minimum of 2 Island Outlets. Per Electrical Plan. |                                                                                       |  |
| Door Chime                                                | Nutone BK125LWH: One 2-note, white door chime                                                                                                                           |                                                                                       |  |
| Smoke/CO2                                                 | 1 CO/Smoke per floor (1 Total), 1 Smoke per bedroom (2 Total) - Kidde 120V Intelligent 10 Year Lithium Battery Smoke Alarm Model P4010ACS                               |                                                                                       |  |
| Bath Vents                                                | Panasonic WhisperLite™ Fan/Light - Quiet, Spot Ventilation Solution, 110 CFM                                                                                            |                                                                                       |  |
| Paddle Fan Boxes                                          | Paddle fan rated boxes in all Bedrooms, Dining room, and Living room                                                                                                    |                                                                                       |  |
| Cat 5 (data/phone)                                        | Yes, per electrical plan                                                                                                                                                |                                                                                       |  |
| TV Jacks                                                  | Yes, per electrical plan                                                                                                                                                |                                                                                       |  |
| Security/Surveillance                                     | None                                                                                                                                                                    |                                                                                       |  |
| Central Vacuum                                            | None                                                                                                                                                                    |                                                                                       |  |
| Audio                                                     | None                                                                                                                                                                    |                                                                                       |  |
| Solar Prep                                                | Conduit running from LL up to Attic Space                                                                                                                               |                                                                                       |  |
| Garbage Disposal                                          | Available as Option                                                                                                                                                     |                                                                                       |  |
| Light Fixtures                                            |                                                                                                                                                                         |                                                                                       |  |
| See Appendix C: Light Fixture Schedule                    |                                                                                                                                                                         |                                                                                       |  |

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| Plumbing                          |                                                                                                                                                            |                                                                                                                                                                         |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heating and Venting               |                                                                                                                                                            |                                                                                                                                                                         |
| Furnace                           | York LX Series, TM9V                                                                                                                                       |   |
| Furnace Size                      | 40,000 BTU                                                                                                                                                 |                                                                                                                                                                         |
| Efficiency Rating                 | 96%                                                                                                                                                        |                                                                                                                                                                         |
| Zones                             | Zone 1: First Floor                                                                                                                                        |                                                                                                                                                                         |
| Second Zone                       | Available as Option                                                                                                                                        |                                                                                                                                                                         |
| Air Conditioner                   | Available as Option                                                                                                                                        |                                                                                                                                                                         |
| Thermostat                        | Ecobee Thermostat; First Floor                                                                                                                             |                                                                                                                                                                         |
| Bath Venting                      | Panasonic WhisperLite™ Fan/Light - Quiet, Spot Ventilation Solution, 110 CFM Bath Fan/Light. Vented to the outside                                         |                                                                                                                                                                         |
| Dryer Venting                     | Microwave/Hood Vent vented to the outside                                                                                                                  |                                                                                                                                                                         |
| Gas                               |                                                                                                                                                            |                                                                                                                                                                         |
| Main Kitchen Range                | Yes                                                                                                                                                        |                                                                                                                                                                         |
| Main Fireplace                    | Available as Option                                                                                                                                        |                                                                                                                                                                         |
| Floor Dryer                       | No                                                                                                                                                         |                                                                                                                                                                         |
| Furnace                           | Yes                                                                                                                                                        |                                                                                                                                                                         |
| Hot Water System                  | Yes                                                                                                                                                        |                                                                                                                                                                         |
| Grill Line at Deck                | Available as Option                                                                                                                                        |                                                                                                                                                                         |
| Fireplace and Mantle              |                                                                                                                                                            |                                                                                                                                                                         |
| Fireplace in Living Room          | Available as Option                                                                                                                                        |                                                                                                                                                                         |
| Model                             |                                                                                                                                                            |                                                                                                                                                                         |
| Mantle                            |                                                                                                                                                            |                                                                                                                                                                         |
| Tile Surround                     |                                                                                                                                                            |                                                                                                                                                                         |
| Tile Hearth                       |                                                                                                                                                            |                                                                                                                                                                         |
| Venting                           |                                                                                                                                                            |                                                                                                                                                                         |
| Plumbing Fixtures                 |                                                                                                                                                            |                                                                                                                                                                         |
| See Appendix D: Plumbing Schedule |                                                                                                                                                            |                                                                                                                                                                         |
| Miscellaneous Plumbing            |                                                                                                                                                            |                                                                                                                                                                         |
| Outdoor Faucets                   | 2 Frost-Free Hose Bibs, located at back of the main house and on the side of the front porch                                                               |                                                                                                                                                                         |
| Hot Water Heater                  | State 50 Gallon Hybrid Electric water heater                                                                                                               |                                                                                                                                                                         |
| Laundry                           | Washer Box Valve with single handle shutoff and drain; appliances pricing optional                                                                         |                                                                                                                                                                         |
| Plumbing                          | PVC Drainage plumbing.<br>PEX continuous piping for all domestic water.<br>All plumbing installed according to National Plumbing Code by licensed plumber. |                                                                                                                                                                         |
| Radon                             | Radon Piping runs from under Lower Level concrete slab through roof.<br>This is a passive system, no fan.                                                  |                                                                                                                                                                         |
| Utility Sink                      | Available as Option                                                                                                                                        |                                                                                                                                                                         |

# Clearview Wentworth GL - Milton, VT



| Cabinets & Countertops           |                                                                               |                                                                                                                                                                             |
|----------------------------------|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cabinets                         |                                                                               |                                                                                                                                                                             |
| Kitchen                          |                                                                               |                                                                                          |
| Brand                            | Mid Continent Pivot Series                                                    |                                                                                                                                                                             |
| Style                            | Simple F/O Style in Maple                                                     |                                                                                                                                                                             |
| Color                            | Natural                                                                       |                                                                                                                                                                             |
| Kitchen Island                   |                                                                               |                                                                                          |
| Brand                            | Mid Continent Pivot Series                                                    |                                                                                                                                                                             |
| Style                            | Simple F/O Style in Maple                                                     |                                                                                                                                                                             |
| Color                            | Natural                                                                       |                                                                                                                                                                             |
| Owner's Bath                     |                                                                               |                                                                                          |
| Size                             | 72" Vanity with 2 bowls                                                       |                                                                                                                                                                             |
| Brand                            | Mid Continent Pivot Series                                                    |                                                                                                                                                                             |
| Style                            | Simple F/O Style in Maple                                                     |                                                                                                                                                                             |
| Color                            | Natural                                                                       |                                                                                                                                                                             |
| Bath #2                          |                                                                               |                                                                                          |
| Size                             | 42" Vanity with single bowl                                                   |                                                                                                                                                                             |
| Brand                            | Mid Continent Pivot Series                                                    |                                                                                                                                                                             |
| Style                            | Simple F/O Style in Maple                                                     |                                                                                                                                                                             |
| Color                            | Natural                                                                       |                                                                                                                                                                             |
| Countertops                      |                                                                               |                                                                                                                                                                             |
| Kitchen                          |                                                                               |                                                                                        |
| Style                            | Classic Series Quartz                                                         |                                                                                                                                                                             |
| Color                            | To Be Selected by Owner                                                       |                                                                                                                                                                             |
| Edge Detail                      | Pencil Edge                                                                   |                                                                                                                                                                             |
| Cut-Outs                         | Under Mount Sink                                                              |                                                                                                                                                                             |
| Backsplash                       | 4" Laminate                                                                   |                                                                                                                                                                             |
| B/S Location                     | Perimeter Back Only                                                           |                                                                                                                                                                             |
| Kitchen Island                   |                                                                               |                                                                                                                                                                             |
| Style                            | Classic Series Quartz                                                         |                                                                                                                                                                             |
| Color                            | To Be Selected by Owner                                                       |                                                                                                                                                                             |
| Edge Detail                      | Pencil Edge                                                                   |                                                                                                                                                                             |
| Cut-Outs                         | None                                                                          |                                                                                                                                                                             |
| Owner's Bath                     |                                                                               |                                                                                        |
| Style                            | Cultured Marble with 2 integrated flush rectangle bowls                       |                                                                                                                                                                             |
| Color                            | Cotton White                                                                  |                                                                                                                                                                             |
| Edge Detail                      | Square Edge                                                                   |                                                                                                                                                                             |
| Cut-Outs                         | None                                                                          |                                                                                                                                                                             |
| Back Splash                      | 4" integral Cultured Marble                                                   |                                                                                                                                                                             |
| B/S Location                     | Back Only                                                                     |                                                                                                                                                                             |
| Bath #2                          |                                                                               |                                                                                        |
| Style                            | Cultured Marble with 1 integrated flush rectangle bowls                       |                                                                                                                                                                             |
| Color                            | Cotton White                                                                  |                                                                                                                                                                             |
| Edge Detail                      | Square Edge                                                                   |                                                                                                                                                                             |
| Cut-Outs                         | None                                                                          |                                                                                                                                                                             |
| Back Splash                      | 4" integral Cultured Marble                                                   |                                                                                                                                                                             |
| B/S Location                     | Back Only                                                                     |                                                                                                                                                                             |
| Wall & Trim Interior Detail Work |                                                                               |                                                                                                                                                                             |
| Insulation                       |                                                                               |                                                                                                                                                                             |
| Exterior Walls                   | R-21 6" Fiberglass Batts with Poly Vapor Barrier                              |                                                                                        |
| Interior Walls                   | R-13 3-1/2" Fiberglass Batts for bath walls (Soundproofing)                   |                                                                                                                                                                             |
| Rigid Insulation                 | Box sill in first and second floor joists insulated with rigid insulation     |                                                                                                                                                                             |
| Attic                            | R-60 Cellulose with backer boards at eaves for ventilation                    |                                                                                                                                                                             |
| Garage                           | Not insulated                                                                 |                                                                                                                                                                             |
| Foundation                       | 2-1/2" R-15 Thermax glued to concrete wall                                    |                                                                                                                                                                             |
| Drywall                          |                                                                               |                                                                                                                                                                             |
| Living area walls                | 1/2" Sheet Rock, taped with 3 coats of joint compound at walls and ceilings   |                                                                                        |
| Ceilings                         | Smooth Finish, minor shadow variations are possible in ceilings               |                                                                                                                                                                             |
| Garage                           | Unfinished                                                                    |                                                                                                                                                                             |
| Trim Details                     |                                                                               |                                                                                                                                                                             |
| Casing                           | 2-1/2" Colonial Casing                                                        |   |
| Base                             | 3-1/2" Colonial Base Board                                                    |                                                                                                                                                                             |
| Wainscot                         | +/-60" High Wainscot at Mudroom under Black Metal Coat Hooks and behind Bench |                                                                                                                                                                             |
| Crown                            | Available as Option                                                           |                                                                                                                                                                             |



Kitchen Tops (not color or Style)



# Clearview Wentworth GL - Milton, VT



| Built - Ins                                              |                                                                                                                                                                                           |                                                                                                                                                                         |
|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                          | Bench, Coat Hooks, Cubbies in Mudroom                                                                                                                                                     |   |
| Mirrors                                                  |                                                                                                                                                                                           |                                                                                                                                                                         |
| Owners Bath                                              | Plate Glass mirror with ground edge, no bevel                                                                                                                                             |                                                                                                                                                                         |
| Bath #2                                                  | Plate Glass mirror with ground edge, no bevel                                                                                                                                             |                                                                                                                                                                         |
| Interior Stairs/Railing                                  |                                                                                                                                                                                           |                                                                                                                                                                         |
| Main to Lower Level                                      | Carpet Grade Stairs                                                                                                                                                                       |                                                                                                                                                                         |
|                                                          | Rail on wall stained                                                                                                                                                                      |                                                                                                                                                                         |
|                                                          | Half wall, cap stained to match wood floor                                                                                                                                                |                                                                                                                                                                         |
| Handrail Brackets                                        | Satin Nickel                                                                                                                                                                              |                                                                                                                                                                         |
| Closet Shelving                                          |                                                                                                                                                                                           |                                                                                                                                                                         |
|                                                          | All closets systems will be vented wire and the system is indicated on the plan.<br>See Closet Plan for Details.                                                                          |                                                                                                                                                                         |
| Interior Paint                                           |                                                                                                                                                                                           |                                                                                                                                                                         |
| Painted Interior Walls                                   | 1 coat primer<br>2 coats Low VOC Flat Latex Paint, Color to be selected by owner.                                                                                                         |                                                                                                                                                                         |
| Accent Wall                                              | None                                                                                                                                                                                      |                                                                                                                                                                         |
| Ceilings                                                 | To match walls                                                                                                                                                                            |                                                                                                                                                                         |
| Interior Trim                                            | Painted, 1 coat primer, 2 coats Semi-Gloss Latex Paint,<br>Color to be Selected by Owner, OK to Color Match                                                                               |                                                                                                                                                                         |
| Wainscot                                                 | Painted, 1 coat primer, 2 coats Semi-Gloss Latex Paint,<br>Color to be Selected by Owner, OK to Color Match                                                                               |                                                                                                                                                                         |
| Interior Doors                                           | Painted, 2 coats of Semi-Gloss Latex Paint, Color to be Selected by Owner, OK to Color Match                                                                                              |                                                                                                                                                                         |
| Fireplace Mantle (optional)                              |                                                                                                                                                                                           |                                                                                                                                                                         |
| Main to Lower Level Stairs                               | Stained railing to Match Wood on First Floor                                                                                                                                              |                                                                                                                                                                         |
| Interior Doors                                           |                                                                                                                                                                                           |                                                                                                                                                                         |
| See Door Appendix B: Exterior and Interior Door Schedule |                                                                                                                                                                                           |                                                                                                                                                                         |
| Finish Hardware                                          |                                                                                                                                                                                           |                                                                                                                                                                         |
| See Appendix E: Finish Hardware Schedule                 |                                                                                                                                                                                           |                                                                                                                                                                         |
| Flooring                                                 |                                                                                                                                                                                           |                                                                                                                                                                         |
| See Appendix F: Flooring Schedule                        |                                                                                                                                                                                           |                                                                                                                                                                         |
| Appliances                                               |                                                                                                                                                                                           |                                                                                                                                                                         |
| See Appendix G: Appliance Schedule                       |                                                                                                                                                                                           |                                                                                                                                                                         |
| Landscaping                                              |                                                                                                                                                                                           |                                                                                                                                                                         |
| Lawn                                                     | All disturbed portions of yard to be seeded.<br>Lawn area will generally include front yard, side yard and rear yard.<br>Lawn area to be covered with approximately 4" of native topsoil. |                                                                                                                                                                         |
| 8 Foundation Shrubs                                      | To be Selected by Owner, See Landscape Plan                                                                                                                                               |                                                                                                                                                                         |
| 8 Perennial Flowers                                      | To be Selected by Owner, See Landscape Plan                                                                                                                                               |                                                                                                                                                                         |
| Cleaning                                                 |                                                                                                                                                                                           |                                                                                                                                                                         |
|                                                          | House cleaned prior to closing, including washing of windows                                                                                                                              |                                                                                                                                                                         |
| Warranty                                                 |                                                                                                                                                                                           |                                                                                                                                                                         |
|                                                          | Clearview Properties, LLC Warranty as per contract                                                                                                                                        |                                                                                                                                                                         |
|                                                          | Continuing a policy of constant research and improvement, Clearview Properties, LLC reserves the right to make substitutions and specification changes.                                   |                                                                                                                                                                         |

## Appendix A: Window Schedule

Harvey Slimline All Vinyl Windows, Double insulated, Low E, GBG Grills 6 over 0

6 9/16 primed interior jambs, 2 1/2 colonial case interior

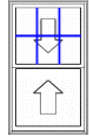
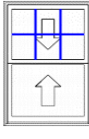
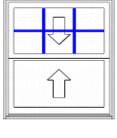
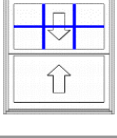
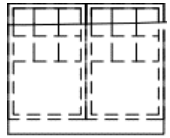
J Channel Only (Brickmould)

EZ-Tilt cleaning

Screens included

Energy Star Qualified

Maximum U Factor 0.30

|  | Letter | Size  | Quantity | Description     | Location                     | Image                                                                                 | Notes |
|--|--------|-------|----------|-----------------|------------------------------|---------------------------------------------------------------------------------------|-------|
|  | A      | 34x65 | 7        | Double Hung     | Dining Room,<br>Bedroom 2    |    |       |
|  | B      | 34x53 | 4        |                 | Owners Bedroom,<br>Bedroom 2 |   |       |
|  | C      | 34x42 | 1        | Double Hung     | Owner Bath                   |  |       |
|  | K      | 42x49 | 1        | Double Hung     | Kitchen                      |  |       |
|  | G      | 36x24 | 1        | Concrete Hopper | Lower Level                  |  |       |
|  | EG     | 55x48 | 2        | Egress          | Lower Level                  |  |       |

| Appendix B: Exterior and Interior Door Schedule                                                   |          |                                   |                                                  |              |                     |              |                                                                                       |                 |
|---------------------------------------------------------------------------------------------------|----------|-----------------------------------|--------------------------------------------------|--------------|---------------------|--------------|---------------------------------------------------------------------------------------|-----------------|
| EXTERIOR DOORS                                                                                    |          |                                   |                                                  |              |                     |              |                                                                                       |                 |
| Therma-Tru Smooth Star Fiberglass Exterior Doors with full weather stripping and adjustable sills |          |                                   |                                                  |              |                     |              |                                                                                       |                 |
| Grills between glass                                                                              |          |                                   |                                                  |              |                     |              |                                                                                       |                 |
| 6 9/16 primed jambs                                                                               |          |                                   |                                                  |              |                     |              |                                                                                       |                 |
| 5/4 x 4 flat exterior case, Double bore set-up                                                    |          |                                   |                                                  |              |                     |              |                                                                                       |                 |
| EZ Set Satin Nickel knob and deadbolt hardware, All doors keyed alike                             |          |                                   |                                                  |              |                     |              |                                                                                       |                 |
|                                                                                                   | Quantity | Description                       | Opens                                            | Size         | Type                | Hardware     | Image                                                                                 | Notes           |
| Foyer Entry                                                                                       |          |                                   |                                                  |              |                     |              |                                                                                       |                 |
|                                                                                                   | 1        | S220 2 panel with S210SL Sidelite | LH                                               | 3'-0" - 6'8" | 2 Panel             | Double Bore  |    |                 |
| Garage Entry                                                                                      |          |                                   |                                                  |              |                     |              |                                                                                       |                 |
|                                                                                                   | 1        | S220 2 Panel                      | RH                                               | 3'-0" - 6'8" | 2 Panel             | Double Bore  |   |                 |
| Dining Room Entry from Optional Deck                                                              |          |                                   |                                                  |              |                     |              |                                                                                       |                 |
|                                                                                                   | 1        | Harvey Vinyl Sliding Patio Door   | LH                                               | 6'-0" - 6'8" | Slider              | Glass        |  |                 |
| Exterior Door Hardware                                                                            |          |                                   |                                                  |              |                     |              |                                                                                       |                 |
| Knobs                                                                                             | 2        | EZ - Set Keyed Entry w/deadbolt   |                                                  |              |                     | Satin Nickel |  | All Keyed Alike |
| INTERIOR DOORS                                                                                    |          |                                   |                                                  |              |                     |              |                                                                                       |                 |
| 2 Panel, Hollow core, Smooth molded hardboard, 4 9/16 PFJ split jambs                             |          |                                   |                                                  |              |                     |              |                                                                                       |                 |
| Colonial Casing both sides                                                                        |          |                                   |                                                  |              |                     |              |                                                                                       |                 |
| Dexter Stratus Satin Nickel Hardware                                                              |          |                                   |                                                  |              |                     |              |                                                                                       |                 |
| Ball catches and (2) Dummy knobs per pair included                                                |          |                                   |                                                  |              |                     |              |                                                                                       |                 |
| Interior Doors                                                                                    |          |                                   |                                                  |              |                     |              |                                                                                       |                 |
|                                                                                                   | 10       | Masonite Smooth                   | See Plans - will display more clearly with plans | TBD          | 2 Panel Hollow Core | Double Bore  |  |                 |
| Interior Door Hardware                                                                            |          |                                   |                                                  |              |                     |              |                                                                                       |                 |
| Knobs                                                                                             | 10       | EZ - Set                          |                                                  |              |                     | Satin Nickel |  |                 |
| Base Bumps                                                                                        | 10       |                                   |                                                  |              |                     | Satin Nickel |  |                 |
| Hinge Bumps                                                                                       | 10       |                                   |                                                  |              |                     | Satin Nickel |  |                 |

### Appendix C: Light Fixture Schedule

|                               | Quantity | Description                    | SKU     | Item            | Color          | Image                                                                                 | Notes |
|-------------------------------|----------|--------------------------------|---------|-----------------|----------------|---------------------------------------------------------------------------------------|-------|
| <b>Garage Exterior</b>        |          |                                |         |                 |                |                                                                                       |       |
|                               | 1        | One Light Outdoor Wall Lantern | 534299  | Maxim 1024PE    | Pewter         |    |       |
| <b>Optional Deck Exterior</b> |          |                                |         |                 |                |                                                                                       |       |
|                               | 1        | One Light Outdoor Wall Lantern | 967425  | Maxim 1025PE    | Pewter         |    |       |
| <b>Front Porch</b>            |          |                                |         |                 |                |                                                                                       |       |
|                               | 2        | Click Lights - LED Flush Mount | 3636303 | Maxim 57641WTWT | White          |    |       |
| <b>Foyer</b>                  |          |                                |         |                 |                |                                                                                       |       |
|                               | 1        | Three Light Semi Flush Mount   | 738584  | Kichler 43669NI | Brushed Nickel |  |       |
| <b>Mudroom</b>                |          |                                |         |                 |                |                                                                                       |       |
|                               | 2        | Click Lights - LED Flush Mount | 3636303 | Maxim 57641WTWT | White          |  |       |
| <b>Main Hallway</b>           |          |                                |         |                 |                |                                                                                       |       |
|                               | 3        | Click Lights - LED Flush Mount | 3636303 | Maxim 57641WTWT | White          |  |       |
| <b>Kitchen Island</b>         |          |                                |         |                 |                |                                                                                       |       |
|                               | 2        | One Light Mini Pendant         | 738588  | Kichler 43668NI | Brushed Nickel |  |       |
| <b>Kitchen</b>                |          |                                |         |                 |                |                                                                                       |       |
|                               | 4        | Click Lights - LED Flush Mount | 363603  | Maxim 57641WTWT | White          |  |       |

|                               |   |                                |        |                 |                |                                                                                       |                     |
|-------------------------------|---|--------------------------------|--------|-----------------|----------------|---------------------------------------------------------------------------------------|---------------------|
| <b>Dining Room</b>            |   |                                |        |                 |                |                                                                                       |                     |
|                               | 1 | Five Light Chandelier          | 738590 | Kichler 43665NI | Brushed Nickel |    |                     |
| <b>Living Room</b>            |   |                                |        |                 |                |                                                                                       |                     |
|                               | 1 | Three Light Flush Mount        | 725440 | Maxim 2681FTSN  | Satin Nickel   |    |                     |
| <b>Stairwells</b>             |   |                                |        |                 |                |                                                                                       |                     |
|                               | 1 | One Light Wall Sconce          | 738960 | Kichler 45568NI | Brushed Nickel |    | Main to Lower Level |
| <b>Owners Bedroom Hallway</b> |   |                                |        |                 |                |                                                                                       |                     |
|                               | 2 | Click Lights - LED Flush Mount | 363603 | Maxim 57641WTWT | White          |   |                     |
| <b>Owners Bedroom</b>         |   |                                |        |                 |                |                                                                                       |                     |
|                               | 1 | Three Light Flush Mount        | 725440 | Maxim 2681FTSN  | Satin Nickel   |  |                     |
| <b>Owners Vanity</b>          |   |                                |        |                 |                |                                                                                       |                     |
|                               | 2 | Two Light Bath                 | 738932 | Kichler 45569NI | Brushed Nickel |  |                     |
| <b>Owners Closet</b>          |   |                                |        |                 |                |                                                                                       |                     |
|                               | 2 | Two Light Flush Mount          | 725441 | Maxim 2680FTSN  | Satin Nickel   |  |                     |

|                                        |    |                       |        |                 |                |                                                                                      |                         |
|----------------------------------------|----|-----------------------|--------|-----------------|----------------|--------------------------------------------------------------------------------------|-------------------------|
| <b>Bedroom #2</b>                      |    |                       |        |                 |                |                                                                                      |                         |
|                                        | 1  | Two Light Flush Mount | 725441 | Maxim 2680FTSN  | Satin Nickel   |   |                         |
| <b>Bath #2</b>                         |    |                       |        |                 |                |                                                                                      |                         |
|                                        | 1  | Three Light Bath      | 738938 | Kichler 45570NI | Brushed Nickel |   |                         |
| <b>Laundry Room</b>                    |    |                       |        |                 |                |                                                                                      |                         |
|                                        | 1  | Two Light Flush Mount | 725441 | Maxim 2680FTSN  | Satin Nickel   |   |                         |
| <b>Other</b>                           |    |                       |        |                 |                |                                                                                      |                         |
| Garage, Future Bonus Room, Lower Level | 13 | PC Lights             |        |                 |                |  | Supplied by Electrician |

### Appendix D: Plumbing Schedule

|                     | Qty. | Description                                                      | Manufacturer      | Product No. | Finish          | Image                                                                                 | Notes                                          |
|---------------------|------|------------------------------------------------------------------|-------------------|-------------|-----------------|---------------------------------------------------------------------------------------|------------------------------------------------|
| <b>Kitchen</b>      |      |                                                                  |                   |             |                 |                                                                                       |                                                |
| Sink                | 1    | 32" Undermount 16 Gauge Stainless Steel Double Bowl Kitchen Sink | Krauss            | KBU32       | Stainless Steel |    | 32" L x 18" W, 8.5"D, (2) Strainers and Grates |
| Faucet              | 1    | Arbor Single-Handle Pull-Down Sprayer                            | Moen              | 7594C       | Chrome          |    |                                                |
| <b>Owner's Bath</b> |      |                                                                  |                   |             |                 |                                                                                       |                                                |
| Faucet              | 2    | Eva Two-Handle Sink Faucet                                       | Moen              | 6410        | Chrome          |   |                                                |
| Shower              | 1    | 2 Seat 60" Shower by MAAX                                        | Aker              | 141029      | White           |  | Straight Curtain Rod Installed.                |
| Shower Fixture      | 1    | Eva Collection Eco-Performance Trim Kit                          | Moen              | T2138EP     | Chrome          |  | Moen 2520 Shower Valve                         |
| Toilet              | 1    | Edgemere Right Height Elongated Toilet                           | American Standard | 204AA.104   | White           |  | 16 1/2" Rim Height                             |
| <b>Bath #2</b>      |      |                                                                  |                   |             |                 |                                                                                       |                                                |
| Faucet              | 1    | Eva Two-Handle Sink Faucet                                       | Moen              | 6410        | Chrome          |  |                                                |
| Tub/Shower          | 1    | GB 60" Tub/Shower                                                | Aker Products     | 141004      | White           |  | Straight Curtain Rod Installed.                |
| Tub/Shower Trim     | 1    | Eva Conversion Eco-Performance Tub/Shower Trim                   | Moen              | T2139EP     | Chrome          |  | Moen 2520 Shower Valve                         |
| Toilet              | 1    | Edgemere Right Height Elongated Toilet                           | American Standard | 204AA.104   | White           |  | 16 1/2" Rim Height                             |

### Appendix E: Finish Hardware Schedule

|                         | Qty. | Description                                 | Manufacturer | Product No. | Finish       | Image                                                                                 | Notes |
|-------------------------|------|---------------------------------------------|--------------|-------------|--------------|---------------------------------------------------------------------------------------|-------|
| <b>Owner's Bath</b>     |      |                                             |              |             |              |                                                                                       |       |
| Knob                    | 7    | Allison Value 1-1/4" Diameter Knob          | Amerock      | 53005-G10   | Satin Nickel |    |       |
| Robe Hook               | 1    | Eva Single Robe Hook                        | Moen         | YB2803CH    | Chrome       |    |       |
| Tissue Holder           | 1    | Eva Collection Pivoting Toilet Paper Holder | Moen         | YB2808CH    | Chrome       |    |       |
| Towel Bar               | 1    | Eva 24 in. Towel Bar                        | Moen         | YB2824CH    | Chrome       |    |       |
| <b>Bath #2</b>          |      |                                             |              |             |              |                                                                                       |       |
| Knob                    | 7    | Allison Value 1-1/4" Diameter Knob          | Amerock      | 53005-G10   | Satin Nickel |   |       |
| Robe Hook               | 1    | Eva Single Robe Hook                        | Moen         | YB2803CH    | Chrome       |  |       |
| Tissue Holder           | 1    | Eva Collection Pivoting Toilet Paper Holder | Moen         | YB2808CH    | Chrome       |  |       |
| Towel Bar               | 1    | Eva 24 in. Towel Bar                        | Moen         | YB2824CH    | Chrome       |  |       |
| <b>Kitchen Surround</b> |      |                                             |              |             |              |                                                                                       |       |
| Knob                    | 18   | Allison Value 1-1/4" Diameter Knob          | Amerock      | 53005-G10   | Satin Nickel |  |       |
| <b>Kitchen Island</b>   |      |                                             |              |             |              |                                                                                       |       |
| Knob                    | 4    | Allison Value 1-1/4" Diameter Knob          | Amerock      | 53005-G10   | Satin Nickel |  |       |



Appendix F: Flooring Schedule

| Wood Floors                                       |                    |                     |           |              |            |                                                                                     |       |
|---------------------------------------------------|--------------------|---------------------|-----------|--------------|------------|-------------------------------------------------------------------------------------|-------|
| Location                                          | Make               | Style               | Finish    | Size         |            | Image                                                                               |       |
| Foyer, Hallway, Kitchen, Dining Room, Living Room | BSL                | Pacific Grade Maple | Natural   | 4-1/4" Width |            |  |       |
| Tile Floors                                       |                    |                     |           |              |            |                                                                                     |       |
| Location                                          | Make/Style         | Finish/Color        | Tile Size | Orientation  | Tile Grout | Image                                                                               | Notes |
| Owner's Bath                                      | Anatolia Davenport | TBD                 | 12 x 24   | TBD          | TBD        |                                                                                     |       |
| Mudroom                                           | Grespania Village  | TBD                 | 12 x 24   | TBD          | TBD        |                                                                                     |       |
| Vinyl Floors                                      |                    |                     |           |              |            |                                                                                     |       |
|                                                   | Make               | Style               | Color     |              |            | Image                                                                               | Notes |
| Bath #2                                           | Tarkett            | Fresh Start         | TBD       | TBD          | TBD        |                                                                                     |       |
| Laundry                                           | Tarkett            | Fresh Start         | TBD       | TBD          | TBD        |                                                                                     |       |



| Carpet         |             |          |       |         |  |       |  |
|----------------|-------------|----------|-------|---------|--|-------|--|
|                | Make        | Style    | Color | Details |  | Image |  |
| Owners Bedroom | Dreamweaver | Pinpoint | TBD   |         |  |       |  |
| Owners WIC     | Dreamweaver | Pinpoint | TBD   |         |  |       |  |
| Den/Bedroom 2  | Dreamweaver | Pinpoint | TBD   |         |  |       |  |

### Appendix G: Appliance Schedule

| Appliance           | Quantity | Manufacturer | Model       | Color     | Description                                  | Image                                                                                 | Notes                      |
|---------------------|----------|--------------|-------------|-----------|----------------------------------------------|---------------------------------------------------------------------------------------|----------------------------|
| <b>Kitchen</b>      |          |              |             |           |                                              |                                                                                       |                            |
| Refrigerator        | 1        | GE           | GNE27JYMFS  | Stainless | GE Energy Star 27.0 Cu. Ft. French Door      |    | Fingerprint Resistant Door |
| Gas Range           | 1        | GE           | JGS760SPSS  | Stainless | GE 30" Side-In Convection Gas Range          |    |                            |
| Dishwasher          | 1        | GE           | GDT530PSPSS | Stainless | GE Dishwasher with Front Controls            |   |                            |
| Microwave           | 1        | GE           | JVM3160RFSS | Stainless | GE 1.6 Cu. Ft. Over-the-Range-Microwave Oven |  |                            |
| <b>Laundry Room</b> |          |              |             |           |                                              |                                                                                       |                            |
| Washer              |          |              |             |           |                                              |                                                                                       | Available as option        |
| Electric Dryer      |          |              |             |           |                                              |                                                                                       | Available as option        |