

SV Chestnut - S. Burlington, VT



CHESTNUT HOME - CONSTRUCTION SPECIFICATIONS

Builder
Sterling Homes
1037 Hinesburg Road
South Burlington, VT 05403

Homeowner/Project
South Village #111M
226-B Midland Ave
South Burlington, VT 05403

Specification Date: 2/2/2022
Site Plan Date: 11/18/2021
Plan Date: 1/19/2022

Chestnut Plan: Two story New England style tri-plex home with un-finished Lower Level. Two floors of finished area with approximately 1,351 square feet of living space; Includes 2 bedrooms on second floor, 691 square feet of unfinished Lower Level, 249 square foot 1 Car Garage, 24 square foot Front Porch and 108 square foot Rear Deck.

Location	Total Square Feet
First Floor	691
Second Floor	660
Total Finished Square Feet	1,351
Garage	249
Front Porch	24
Rear Deck	108

Personal Choice Lists

PCL #	Color Code	Date
Model Home Decisions	<p>BLUE</p> <p>GREEN</p> <p>PURPLE</p> <p>PINK</p> <p>RUST</p> <p>HUNTER</p> <p>SKY BLUE</p> <p>LAVENDER</p> <p>BROWN</p> <p>NAVY</p> <p>LIME</p> <p>CRANBERRY</p> <p>AQUA</p> <p>PEACH</p> <p>GRAPE</p>	1/21/2022

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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Section	Information	Image
Permits		
	Builder responsible to obtain all necessary permits including: - Soil Erosion and Sediment Control - Well - N/A - Septic System - N/A - 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 South Burlington water system	
Sewer	Connection to City of South Burlington 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 an VT Residential Building Energy Standards (RBES)	
Home to Include		
	Panasonic WhisperLite™ Fan/Light - Quiet, Spot Ventilation Solution, 110 CFM Bath Fan/Light Vented to the outside	
	PurePro DP511 Programmable Thermostat; First Floor and Second Floor	
	Additional caulking and sealing of joists to reduce air infiltration into the home, including shoe plate; windows; and where wires and pipes go to cold spaces	
	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 required for VT RBES	
Foundation		
Type	Poured Concrete	
Wall Height	8'-10"	
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. 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. 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. Boulders from the site are machine-placed to create walls.	
Driveway/Entrance		
Drive	12" thick gravel two car driveway on top of mirafi fabric. Driveway to be finish paved with 2" of compacted asphalt.	
Walkway	42" Sidewalk from front porch to neighborhood sidewalk will be Brussels Block Concrete Pavers. Color is Limestone.	

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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'-10" in lower level		
Plate	2x6 treated southern yellow pine with foam sill seal		
Floor Framing	11-7/8" Truss Joist TJI 230 Series I-joists @ 24" o.c.		
Sub Flooring	3/4" 4x8 T&G OSB glued and nailed		
Girders	2 or 3 ply Truss Joist Microlam LVL, nailed and glued, as specified by engineering load design, supported by 3-1/2" concrete filled lally columns in Lower Level		
Sheathing	7/16" 4x8 OSB		
Roof	Pre-engineered roof trusses 24" o.c. 5/8" T&G OSB rated sheathing		
Roof Pitch	5/12 and 10.5/12 at Main House 5/12 at Garage 4/12 at Front Porch		
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	Onyx Black		
Siding/Exterior Elements			
Siding	Noandex Woodsman Select		
Gable Ends	Vinyl Shakes, at front elevation gable only, Olive	 Olive	
Clapboard	Double 4", Olive		
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 Miratech		
Drip Edge	Galvanized		
Shutters	Available as option		
Gutters & Downspouts			
Gutters & Downspouts	White Seamless Gutters		
Windows			
See Appendix A: Window Schedule			
Brand	JELD-WEN		
Color	White		
Construction	Vinyl, Low-E, Insulated Double-Pane		
Exterior Casing	Flat		
U-Factor	0.30		
Grills	Between Glass 2 over 2		
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	1 - 9' x 7'		
Design	Contemporary Flat panel		
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	4' x 6' framed with PT 2x8 joists
Decking	5/4x6 #1 PVC Azek Harvest Collection
Posts	CPVC wrapped and PT 6x6 Posts and 2x8 roof beams - White
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 #1 Azek PVC Decking Treads
Rail	Composite rails and balusters
Hardware	CPVC to be screwed and plugged, no paint
Finish	Porch posts, beams, rim board and stair risers - white CPVC Trim
Color	Porch decking and stair tread to be Azek Harvest Collection PVC - Slate Gray
Rear Deck	
Porch Framing	9' x 12' framed with PT 2x10 joists
Decking	5/4x6 #1 PVC Azek Harvest Collection
Hardware	CPVC to be screwed and plugged, no paint
Stairs	Stairs from porch to backyard to be PT box steps with 5/4x6 #1 Azek PVC Decking Treads
Rail	Composite rails and balusters
Color	Porch decking and stair tread to be Azek Harvest Collection PVC - Slate Gray
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, Benjamin Moore Charmed Violet 1398
Sidelight	Painted Satin Finish, White
Front Porch Rail	Composite Rail, White
Front Porch Posts	CPVC wrapped, White
Front Porch Roof Beams	CPVC Trim, White
Front Porch Rim board	CPVC Trim, White
Front Porch Stair Risers	CPVC Trim, White
Front Porch Decking	Azek Harvest Collection PVC Decking - Slate Gray
Rear Deck Decking	Azek Harvest Collection PVC Decking - Slate Gray
Electrical & Low Voltage	
	Underground electrical service, 150 AMP Panel
Plugs and Switches	
Switch Style	Toggle
Plate Style	Toggle screw on plates
Switch Color	White
Dimmers	Available as an Option
Exterior Plugs	Per Electrical Plan
Lighting	
Lighting Fixtures	See Lighting Finish Schedule (Appendix C: Light Fixtures Schedule)
Recessed Lights	None
Under Cabinet Lighting	Available as an Option
Miscellaneous	
Door Chime	Nutone BK125LWH: One 2-note, white door chime
Smoke/CO2	1 CO/Smoke per floor (3 Total), 1 Smoke per bedroom (3 Total)
Bath Vents	Panasonic WhisperLite™ Fan/Light - Quiet, Spot Ventilation Solution, 110 CFM Bath Fan/Light
Cat 5 (data/phone)	Yes, per electrical plan
TV Jacks	Yes, per electrical plan
Security/Surveillance	None
Central Vacuum	Rough in only, 1 outlet per floor
Audio	None
Light Fixtures	
See Appendix C: Light Fixture Schedule	





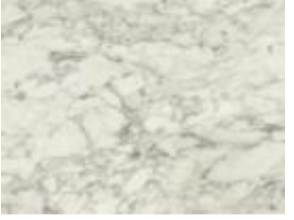

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Plumbing		
Heating and Venting		
Furnace	York LX Series, TM9V	
Furnace Size	60,000 BTU	
Efficiency Rating	96.00%	
Zones	Zone 1: First Floor, Zone 2: Second Floor	
Air Conditioner	None	
Thermostat	PurePro DP511 Programmable Thermostat; First Floor and Second Floor	
Bath Venting	Panasonic WhisperLite™ Fan/Light - Quiet, Spot Ventilation Solution, 110 CFM Bath Fan/Light Vented to the outside	
Dryer Venting	Vented to the outside	
Gas		
Main Kitchen Range	Yes	
Main Fireplace	Yes	
Second Floor Dryer	Yes	
Furnace	Yes	
Hot Water System	Yes	
Grill Line at Deck	N/A	
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. PEX continuous piping for all domestic water. All plumbing installed according to National Plumbing Code by licensed plumber.	
Radon	Radon Piping runs from under Lower Level concrete slab through roof. This is a passive system, no fan.	
Utility Sink	Option available	







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Cabinets & Countertops		
Cabinets		
Kitchen		
Brand	Fabuwood Galaxy/Allure Series	
Style	Full Overlay Doors	
Color	Nickel	
Bath #1		
Size	60" Vanity with single bowl	
Brand	Fabuwood Galaxy/Allure Series	
Style	Full Overlay Doors	
Color	Indigo	
Countertops		
Kitchen		
Style	Laminate	
Color	Marmo Blanco 1885K-07 - E2000	
Edge Detail	Stock	
Cut-Outs	Undermount Kitchen Sink	
Backsplash	4" Quartz	
B/S Location	Perimeter Back Only	
Bath #1		
Style	Cultured Marble with 1 integrated flush rectangle bowl	
Color	Cotton White	
Edge Detail	Square Edge	
Cut-Outs	None	
Back Splash	4" integral Cultured Marble	
B/S Location	Back Only	

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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	3-1/2" R-21 Thermax glued to concrete wall	
Drywall		
Living area walls	1/2" Sheet Rock, taped with 3 coats of joint compound at walls and ceilings	
Ceilings	Smooth Finish, minor shadow variations are possible in ceilings	
Garage	1/2" Sheet Rock, taped with 1 coat of joint compound at walls and ceiling, drywall primed	
Trim Details		
Casing	3-1/2" Eased Edge with 5/4x4 head casing	 
Base	5-1/2" Colonial Base Board	
Wainscot	36" High Wainscot at Mudroom	
Crown	Available as option	
Built - Ins		
	Bench and Coat Pegs at Mudroom	 
Mirrors		
Powder Room	Plate Glass mirror with ground edge, no bevel	
Bath #1	Plate Glass mirror with ground edge, no bevel	
Interior Stairs/Railing		
Main to Second Floor		
	Carpet Grade Stairs	
	First Floor to Landing to be open rail with turned balusters and turned round newel posts	
	Baluster posts painted to match interior trim	
	Rail on wall, half wall cap and newel Sealed to match wood floors	
Main to Lower Level	Carpet Grade Stairs	
	Rail on wall and Half Wall Cap Sealed to match wood floors	
Handrail Brackets	Satin Nickel	
Closet Shelving		
	All closets systems will be vented wire and the system is indicated on the plan. See Closet Plan for Details.	
Interior Paint		
Painted Interior Walls	1 coat primer 2 coats Low VOC Flat Latex Paint, Color to be selected by owner.	
Accent Wall	Color and Location to be selected by owner	
Ceilings	To match walls	
Interior Trim	Painted, 1 coat primer, 2 coats Semi-Gloss Latex Paint, Color to be selected by owner.	
Interior Doors	Painted, 2 coats of Semi-Gloss Latex Paint, Color to be selected by owner.	
Fireplace Mantle	Painted, 2 Coats of Semi-Gloss Latex Paint, Color to be selected by owner.	
Open Shelving and Pantry Shelves	Painted, 2 coats of Semi-Gloss Latex Paint, Trim Color	
Main to Second Floor Stairs	Treads, Rail and Newel Sealed and Matching Wood Floor Risers and Baluster Posts Painted to Match Interior Trim	
Main to Lower Level Stairs	Stained railing to Match Wood on First Floor	

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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. Lawn area will generally include front yard, side yard and rear yard. 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	
2 Small Yard Trees	To be Selected by Owner, See Landscape Plan	
Cleaning		
	House cleaned prior to closing, including washing of windows	
Warranty		
	SCI Warranty as per contract	
	Continuing a policy of constant research and improvement, Sterling Construction Inc. Reserves the right to make substitutions and specification changes.	

Appendix A: Window Schedule





JELD-WEN All Vinyl Windows, Double insulated, Low E, GBG Grills 2 over 2
 6 9/16 primed interior jambs, 2 1/2 Eased Edge interior
 Flat exterior case with built in J and nailing flange
 EZ-Tilt cleaning
 Screens included
 Energy Star Qualified
 Maximum U Factor 0.30

Letter	Size	Quantity	Description	Location	Image	Notes
A3	102x65	1	Double Hung	Living Room		
K	30x49	1	Double Hung	Kitchen		
E	34x53	4	Casement	Bedroom #1 & #2		
P	34x45	1	Double Hung	Bath #1		
EG	55x48	1	Double Hung	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	S236-FXG 4 Panel/4Lite SDL	LH	3'-0"	4 Panel	Double Bore		
Garage Entry								
	1	2 Panel Solid 978HD Steel Door with Spring Hinges & 20 Minute Fire Label	LH	3'-0"	2 Panel	Double Bore		
Kitchen to Deck								
	1	S118 Full Glass	RH	3'-0"	Panel	Full 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









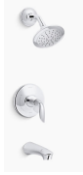

Interior Doors								
	10	Masonite Smooth	See Plans - will display more clearly with plans	TBD	2 Panel Hollow Core	Double Bore		
Interior Door Hardware								
Knobs	10	EZ - Set				Satin Nickel		
Base Bumps	10					Satin Nickel		
Hinge Bumps	10					Satin Nickel		

Appendix C: Light Fixture Schedule






	Quantity	Description	SKU	Item	Color	Image	Notes
Garage Exterior							
	1	One Light Outdoor Wall Lantern	143190	Maxim 35015BK	Black		
Porch Exterior							
	1	One Light Outdoor Wall Lantern	143190	Maxim 35015BK	Black		
Front Porch							
	2	Click Lights - LED Flush Mount	040842	Green Creative	White		
Foyer							
	1	LED Flush Mount	3381488	Minka-Lavery #712-66A-L	Coal		
Mudroom/Hall							
	3	Click Lights - LED Flush Mount	040842	Green Creative	White		
Kitchen							
	4	Click Lights - LED Flush Mount	040842	Green Creative	White		
Kitchen Sink							
	1	Click Lights - LED Flush Mount	040842	Green Creative	White		
Dining Room							
	1	One Pendant Light	3317508	Millennium# 6901-MB	Matte Black		
Living Room							
	1	LED Flush Mount	3381488	Minka-Lavery #712-66A-L	Coal		

Powder							
	1	Two Light Vanity	3630236	Millennium#6942-CH	Chrome		
Stairwells							
	2	One Light Wall Sconce	3630264	Millennium# 6941-M	Matte Black		1 - Main to Second Floor and 1 - in Main to Lower Level
Laundry Room							
	1	Click Lights - LED Flush Mount	040842	Green Creative	White		
Bedroom #1							
	1	LED Flush Mount	3381488	Minka-Lavery #712-66A-L	Coal		
Bedroom #2							
	1	LED Flush Mount	3381488	Minka-Lavery #712-66A-L	Coal		
Upstairs Hall							
	2	Click Lights - LED Flush Mount	040842	Green Creative	White		
Bath #1							
	1	Three Light Vanity	3630232	Millennium# 6943-CH	Chrome		


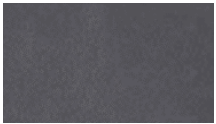


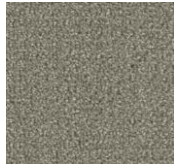
Appendix D: Plumbing Schedule

	Qty.	Description	Manufacturer	Product No.	Finish	Image	Notes
Kitchen							
Sink	1	Middleton Top-Mount Single-Bowl Kitchen Sink	Sterling	14711-3-NA	Stainless Steel		25"x22"x8"
Faucet	1	Forte 2-hole kitchen sink faucet with 9-1/16" Spout, matching finish sidesprayer	Kohler	K-10416-CP	Chrome		
Garbage Disposal	1	Badger 5, 1/2 HP	Insinkerator	N/A	N/A		
Powder Bath							
Faucet	1	Refinia Center set Lavatory Faucet	Kohler	K-5316-4-CP	Polished Chrome		
Pedestal	1	Cimarron Pedestal Sink	Kohler	K-2362-4-0	White		
Toilet	1	Windham Elongated Toilet Bowl	Sterling	403082-0	White		29" L x 16" W x 30" H
Bath #1							
Faucet	1	Refinia Center set Lavatory Faucet	Kohler	K-5316-4-CP	Polished Chrome		
Tub/Shower	1	60" Vursa Tub/Shower	Oasis	TS-6032L	White		Straight Curtain Rod Installed.
Tub/Shower Trim	1	Refinia Tub/Shower Trim	Kohler	K-TS5318-4G-CP	Polished Chrome		
Toilet	1	Windham Elongated Toilet Bowl	Sterling	403082-0	White		29" L x 16" W x 30" H





Appendix E: Finish Hardware Schedule

	Qty.	Description	Manufacturer	Product No.	Finish	Image	Notes
Bath #1							
Pulls	8	Vaile 3-3/4" Center to Center	Amerock	5300326	Polished Chrome		
Robe Hook	1	Alteo Robe Hook	Kohler	K-37055-CP	Polished Chrome		
Tissue Holder	1	Alteo Pivoting Toilet Tissue Holder	Kohler	K-37054-CP	Polished Chrome		
Towel Bar	1	Alteo 24" Towel Bar	Kohler	K-37051-CP	Polished Chrome		
Powder Bath							
Towel Ring	1	Alteo Towel Ring	Kohler	K-37057-CP	Polished Chrome		
Tissue Holder	1	Alteo Pivoting Toilet Tissue Holder	Kohler	K-37054-CP	Polished Chrome		
Kitchen Surround							
Pulls	19	Vaile 3-3/4" Center to Center	Amerock	53003FB	Flat Black		

Appendix F: Flooring Schedule

Wood Floors							
Location	Make	Style	Finish	Size		Image	
Foyer							
Foyer Kitchen Dining Room Living Room	BSL	Pacific Maple	Natural NANOshell	4-1/4" Width			
Tile							
	Make/Style	Finish/Color	Tile Size	Orientation	Grout	Image	Notes
Mudroom/Powder Room							
	Grespania Village	Village Smoke	12x24	Stack	Raven		
Vinyl Floors							
	Make	Style	Color			Image	Notes
Bath #1							
	Mannington	Benchmark	Lattice/Garden				
Laundry Room							
	Mannington	Benchmark	Lattice/Garden				
Carpet							
	Make	Style	Color			Image	
Stairs to Second Floor							
Upstairs Hallway Bedroom 1 Bedroom 2	Dreamweaver	Pinpoint	Moonmist				

Appendix G: Appliance Schedule

Appliance	Quantity	Manufacturer	Model	Color	Description	Image	Notes
Kitchen							
Refrigerator	1	GE	GNE27JSMSS	Stainless	GE Energy Star 27.0 Cu. Ft. French Door		Finger Print Resistant Door
Gas Range	1	GE	JGB735SPSS	Stainless	GE 30" Free-Standing Convection Gas Range		
Dishwasher	1	GE	GDT535PSMSS	Stainless	GE Dishwasher with Top Controls		
Microwave	1	GE	JVM3160RFSS	Stainless	GE 1.6 Cu. Ft. Over-the-Range-Microwave Oven		
Laundry Room							
Washer							Available as option
Gas Dryer							Available as option