

# Dogwood Circle Milton, VT



## KOUSA PLAN - CONSTRUCTION SPECIFICATIONS

**Builder**

Sterling Dogwood Circle LLC  
1037 Hinesburg Road, Suite A  
South Burlington, VT 05403

**Homeowner/Project**

DWC #  
Milton, VT 05468

Specification Date: 4/28/25

Site Plan Date:

Plan Date: 4/14/25

Electric Plan: 4/14/25

Kousa Plan: One story home with unfinished lower level. Approximately 1,356 square feet of living space; 1,356 square feet of unfinished Lower Level, 400 square foot 2-car garage, and a 50 square foot front porch.

| Location                          | Total Square Feet |
|-----------------------------------|-------------------|
| First Floor                       | 1,356             |
| <b>Total Finished Square Feet</b> | <b>1,356</b>      |
| Lower Level                       | 1,356             |
| Garage                            | 400               |
| Front Porch                       | 50                |

**Personal Choice Lists**

PCL #

Color Code

Date

GRAPE

ORANGE

GREEN

BLUE

PURPLE

PINK

HUNTER

SKY BLUE

LAVENDER

BROWN

NAVY

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 H. Frisbie

Date

# Dogwood Circle Milton, VT



## KOUSA PLAN - CONSTRUCTION SPECIFICATIONS

| Section                      | Information                                                                                                                                                                                                                                                                                                                | Image |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| <b>Permits</b>               |                                                                                                                                                                                                                                                                                                                            |       |
|                              | Builder responsible to obtain all necessary permits including:<br>- Soil Erosion and Sediment Control<br>- Zoning                                                                                                                                                                                                          |       |
| <b>Surveys</b>               |                                                                                                                                                                                                                                                                                                                            |       |
|                              | Home is to be staked by builder                                                                                                                                                                                                                                                                                            |       |
| <b>Site Clearing</b>         |                                                                                                                                                                                                                                                                                                                            |       |
|                              | Builder is responsible for all site clearing, as needed                                                                                                                                                                                                                                                                    |       |
| <b>Utilities Connections</b> |                                                                                                                                                                                                                                                                                                                            |       |
|                              | 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 Vermont Gas lines at road.                                                                                                                                                                                                                                                                                   |       |
| Power                        | Underground power, 2-1/2" conduit to home                                                                                                                                                                                                                                                                                  |       |
| Cable                        | 2" Cable TV conduit to home                                                                                                                                                                                                                                                                                                |       |
| Future Phone                 | 2" Future Phone conduit to home                                                                                                                                                                                                                                                                                            |       |
|                              | All excavation, fill and labor is included                                                                                                                                                                                                                                                                                 |       |
| <b>Energy Package</b>        |                                                                                                                                                                                                                                                                                                                            |       |
|                              | Home to be built to VT Residential Building Energy Standards (RBES)                                                                                                                                                                                                                                                        |       |
| <b>Home to Include</b>       |                                                                                                                                                                                                                                                                                                                            |       |
|                              | 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 1-1/2" Conduit running from LL up to Attic Space                                                                                                                                                                                                                                                     |       |
| <b>Foundation</b>            |                                                                                                                                                                                                                                                                                                                            |       |
| Type                         | Poured Concrete                                                                                                                                                                                                                                                                                                            |       |
| Form                         | +/-8'                                                                                                                                                                                                                                                                                                                      |       |
| Wall Height                  | +/-6'-10" Wall Exterior / +/-6'-6" Wall Interior                                                                                                                                                                                                                                                                           |       |
| Lookout Height               | 4' Frost Wall                                                                                                                                                                                                                                                                                                              |       |
| Strength                     | Min. 3000 PSI @ 2 days with steel reinforcement                                                                                                                                                                                                                                                                            |       |
| Footer                       | Continuous 8" x 16" reinforced                                                                                                                                                                                                                                                                                             |       |
| <b>Flat Work Concrete</b>    |                                                                                                                                                                                                                                                                                                                            |       |
| 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 at base of footers around Lower Level exterior and interior of home, run to a HSB1822 sump with Zoeller M53 cast iron submersible sump pump. Drain tile buried in clean stone; covered with mirafi fabric; clean sand fill against foundation. Site graded to shed surface water away from house. |       |
| Lower Level Slab Plumb       | Available as an Option                                                                                                                                                                                                                                                                                                     |       |

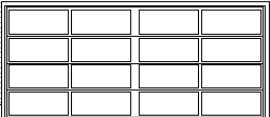
# Dogwood Circle Milton, VT



| 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 will be Brussels Block, Color is Limestone.                                                      |                                                                                     |
| Frame                                               |                                                                                                                                              |                                                                                     |
| Exterior Walls                                      | 2x6 SPF 24" o.c.                                                                                                                             |                                                                                     |
| Interior Walls                                      | 2x4 SPF 24" o.c.                                                                                                                             |                                                                                     |
| Plate Height                                        | 9'-1" on first floor and +/-7'-7.5" in lower level<br>Framed +/-12" Foundation Wall                                                          |                                                                                     |
| 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: 7/12 at Main House; 12/12 at Garage; 6/12 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                                               | Slatestone Gray                                                                                                                              |                                                                                     |
| Siding/Exterior Elements                            |                                                                                                                                              |                                                                                     |
| Siding                                              | Norandex Woodsman Select                                                                                                                     |                                                                                     |
| Gable Ends                                          | Double 4" 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                                            | 0.29                                                                                                                                         |                                                                                     |
| Grills                                              | Grills Between Glass 4 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 Hybrid Casing and Rot Resistant Jamb                                                                                              |                                                                                     |
| Storm Doors                                         | None                                                                                                                                         |                                                                                     |

# Dogwood Circle Milton, VT



| Overhead Garage Doors                                     |                                                                                                                                                                         |                                                                                       |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Model                                                     | 8300 Series Insulated Steel Door                                                                                                                                        |    |
| Size                                                      | 16' x 7'                                                                                                                                                                |                                                                                       |
| Design                                                    | Long Panel                                                                                                                                                              |                                                                                       |
| Glass                                                     | Available as an Option                                                                                                                                                  |                                                                                       |
| Color                                                     | Manufacturer White                                                                                                                                                      |                                                                                       |
| Opener                                                    | 8" lift master 1/2 horsepower electric opener                                                                                                                           |                                                                                       |
| Remotes                                                   | 2 remotes included                                                                                                                                                      |                                                                                       |
| Frame Key Pad                                             | Keyless entry punch pad mounted at +/-54" above slab                                                                                                                    |                                                                                       |
| Decks & Porches                                           |                                                                                                                                                                         |                                                                                       |
| Covered Entry Porch                                       |                                                                                                                                                                         |                                                                                       |
| Porch Framing                                             | 5' x 10' 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 14" PT treads.                                                                                               |                                                                                       |
| Rail                                                      | Available as an Option                                                                                                                                                  |                                                                                       |
| Finish                                                    | Porch posts, beams - White CPVC Trim                                                                                                                                    |                                                                                       |
| Color                                                     | Porch decking, stair tread, risers and PT Rim stained with Total Wood Preservative - Selected by Owner                                                                  |                                                                                       |
| 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                                                 | 2 coats Exterior Paint, Color to be Selected by Owner                                                                                                                   |                                                                                       |
| Front Porch Rail                                          | Available as an Option                                                                                                                                                  |                                                                                       |
| Front Porch Posts                                         | CPVC Wrapped, White                                                                                                                                                     |                                                                                       |
| Front Porch Roof Beams                                    | CPVC Trim, 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 200 AMP Panel with Surge Protection.<br>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)                                                                                                      |                                                                                       |
| 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/CO                                                  | 1 CO/Smoke per floor (2 Total), 1 Smoke per bedroom (2 Total) - First Alert 10 Year Sealed Battery Smoke Alarm Model SM110V-AC                                          |                                                                                       |
| Bath Fans                                                 | 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 6 (data/phone)                                        | Yes, per electrical plan                                                                                                                                                |                                                                                       |
| Coax Cable                                                | Yes, per electrical plan                                                                                                                                                |                                                                                       |
| Dryer                                                     | 220 Outlet for Future Electric Dryer                                                                                                                                    |                                                                                       |
| Solar Prep                                                | 1-1/2" Conduit running from LL up to Attic Space                                                                                                                        |                                                                                       |
| Future EV Garage Heat Sensor                              | Available as Option                                                                                                                                                     |                                                                                       |
| Garbage Disposal                                          | Available as Option                                                                                                                                                     |                                                                                       |

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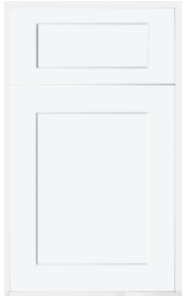


| Light Fixtures                         |                                                                                                                                                            |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| See Appendix C: Light Fixture Schedule |                                                                                                                                                            |
| Plumbing                               |                                                                                                                                                            |
| Heating and Venting                    |                                                                                                                                                            |
| Furnace                                | Ducane - 97GUH045BV12                                                                                                                                      |
| Furnace Size                           | 45,000 BTU with ECM Blower                                                                                                                                 |
| Efficiency Rating                      | 96%                                                                                                                                                        |
| Zones                                  | Zone 1: First Floor                                                                                                                                        |
| Second Zone                            | Available as Option                                                                                                                                        |
| HRV                                    | Broan B160H65RT HRV with VTTOUCHW wall control                                                                                                             |
| Air Conditioner                        | Available as Option                                                                                                                                        |
| Thermostat                             | PurePro - Located on First Floor, See Elec Plans                                                                                                           |
| 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                                                                                                                                      |
| Microwave/Range Hood Venting           | Vented to the outside                                                                                                                                      |
| Gas                                    |                                                                                                                                                            |
| Main Kitchen Range                     | Yes                                                                                                                                                        |
| Main Fireplace                         | Available as Option                                                                                                                                        |
| Dryer                                  | No, Electric                                                                                                                                               |
| Furnace                                | Yes                                                                                                                                                        |
| Hot Water System                       | Yes, State GS650YRT Gas water heater                                                                                                                       |
| Fireplace and Mantle                   |                                                                                                                                                            |
| Fireplace in Living Room               | Available as Option                                                                                                                                        |
| 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 GS650YRT Gas 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                                  | 3" Radon Piping runs from under Lower Level concrete slab through roof.<br>This is a passive system, no fan. Pipe labelled in attic space.                 |
| Utility Sink                           | Available as Option                                                                                                                                        |



# Dogwood Circle Milton, VT



| Cabinets & Countertops |                                                         |                                                                                       |
|------------------------|---------------------------------------------------------|---------------------------------------------------------------------------------------|
| Cabinets               |                                                         |                                                                                       |
| Kitchen                |                                                         |    |
| Brand                  | Fabuwood Galaxy/Allure Series                           |                                                                                       |
| Style                  | Full Overlay Doors                                      |                                                                                       |
| Color                  | Color to be determined by Owner                         |                                                                                       |
| Kitchen Island         |                                                         |                                                                                       |
| Brand                  | Fabuwood Galaxy/Allure Series                           |                                                                                       |
| Style                  | Full Overlay Doors                                      |                                                                                       |
| Color                  | Color to be determined by Owner                         |                                                                                       |
| Owner's Bath           |                                                         |                                                                                       |
| Size                   | 72" Vanity with 2 bowls                                 |                                                                                       |
| Brand                  | Fabuwood Galaxy/Allure Series                           |                                                                                       |
| Style                  | Full Overlay Doors                                      |                                                                                       |
| Color                  | Color to be determined by Owner                         |                                                                                       |
| Bath #2                |                                                         |                                                                                       |
| Size                   | 60" Vanity with single bowl                             |                                                                                       |
| Brand                  | Fabuwood Galaxy/Allure Series                           |                                                                                       |
| Style                  | Full Overlay Doors                                      |                                                                                       |
| Color                  | Color to be determined by Owner                         |                                                                                       |
| Countertops            |                                                         |                                                                                       |
| Kitchen                |                                                         |   |
| Style                  | Classic Series Quartz                                   |                                                                                       |
| Color                  | To Be Selected by Owner                                 |                                                                                       |
| Edge Detail            | Pencil Edge                                             |                                                                                       |
| Cut-Outs               | Under Mount Sink                                        |                                                                                       |
| Backsplash             | 4" Classic Series Quartz                                |                                                                                       |
| 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 bowl  |                                                                                       |
| Color                  | Cotton White                                            |                                                                                       |
| Edge Detail            | Square Edge                                             |                                                                                       |
| Cut-Outs               | None                                                    |                                                                                       |
| Back Splash            | 4" integral Cultured Marble                             |                                                                                       |
| B/S Location           | Back Only                                               |                                                                                       |

Kitchen Tops (not color or Style)

# Dogwood Circle Milton, VT



| Wall & Trim Interior Detail Work |                                                                                                                  |                                                                                       |
|----------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Insulation                       |                                                                                                                  |                                                                                       |
| Exterior Walls                   | R-21 5-1/2" Timberfill Dense Pack insulation                                                                     |    |
| Interior Walls                   | R-13 3-1/2" Fiberglass Batts for bath walls (Soundproofing at Bathrooms and Laundry)                             |                                                                                       |
| Rigid Insulation                 | Box sill in first and second floor joists insulated with 3" foam R-21 rim insulated                              |                                                                                       |
| Attic                            | 18" R-60 Timberfill 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                           | Walls and Ceiling - 5/8" Sheet Rock, Fire Coat, and Primed                                                       |                                                                                       |
| 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                                                     |                                                                                       |
| Crown                            | Available as Option                                                                                              |                                                                                       |
| Built - Ins                      |                                                                                                                  |                                                                                       |
|                                  | Cubbies and Bench at Mudroom                                                                                     |    |
|                                  | Black Metal Hooks at 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                                                                                              |  |
|                                  | First Floor half wall with a hardwood cap and railing on wall. Cap to Match First Floor flooring.                |                                                                                       |
|                                  | Rail on wall to Match First Floor Flooring                                                                       |                                                                                       |
| 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, OK to Color Match              |  |
| Accent Wall                      | None                                                                                                             |                                                                                       |
| Ceilings                         | To match walls                                                                                                   |                                                                                       |
| Interior Trim                    | Painted, 1 coat primer, 2 coats Semi-Gloss Latex Paint,<br>Color to be Benjamin Moore OC-149 Decorator's White   |                                                                                       |
| Wainscot                         | Painted, 1 coat primer, 2 coats Semi-Gloss Latex Paint,<br>Color to be Benjamin Moore OC-149 Decorator's White   |                                                                                       |
| Interior Doors                   | Painted, 1 coat primer, 2 coats Semi-Gloss Latex Paint,<br>Color to be Benjamin Moore OC-149 Decorator's White   |                                                                                       |
| Main to Lower Level Stairs       | Stained half wall cap and railing to Match Wood on First Floor                                                   |                                                                                       |
| Garage                           | Walls and Ceilings Primed                                                                                        |                                                                                       |

# Dogwood Circle Milton, VT



|                                                          |                                                                                                                                                                                           |  |
|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 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. |  |
| Street Trees                                             | One Tree, per permit. Tree to be maintained by Homeowner.                                                                                                                                 |  |
| 6 Foundation Shrubs                                      | See Landscape Plan                                                                                                                                                                        |  |
| 6 Perennial Flowers                                      | See Landscape Plan                                                                                                                                                                        |  |
| Cleaning                                                 |                                                                                                                                                                                           |  |
|                                                          | House cleaned prior to closing, including washing of windows                                                                                                                              |  |
| Warranty                                                 |                                                                                                                                                                                           |  |
|                                                          | Sterling Dogwood Circle LLC Warranty as per contract                                                                                                                                      |  |
|                                                          | Continuing a policy of constant research and improvement, Sterling Dogwood Circle LLC reserves the right to make substitutions and specification changes.                                 |  |

## KOUSA PLAN - CONSTRUCTION SPECIFICATIONS

Harvey Slimline All Vinyl Windows, Double insulated, Low E, GBG Grills 4 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 0.29

|  | Letter | Size  | Quantity | Description | Location                                                        | Image                                                                                 | Notes                     |
|--|--------|-------|----------|-------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------|
|  | A      | 40x65 | 8        | Double Hung | Den/Bedroom,<br>Dining Room, Living<br>Room, Owner's<br>Bedroom |    |                           |
|  | C      | 40x42 | 2        | Double Hung | Owner's Bath, Bath<br>#2                                        |    |                           |
|  | K      | 42x49 | 1        | Double Hung | Kitchen                                                         |    |                           |
|  | 1F     | 40x30 | 1        | Fixed       | Den/Bedroom                                                     |  |                           |
|  | EG     | 55x48 | 1        | Egress      | Lower Level                                                     |  | Additional as<br>Optional |
|  | G      | 36x18 | 1        | Vinyl       | Lower Level                                                     |  |                           |

## KOUSA PLAN - CONSTRUCTION SPECIFICATIONS

### EXTERIOR DOORS

Therma-Tru Smooth Star Fiberglass Exterior Doors with full weather stripping and adjustable sills

6 9/16 primed jambs

5/4 x 4 flat, Hybrid Rot Resistant Case & Jamb, Double bore set-up

Dexter Stratus Satin Nickel knob and deadbolt hardware, All doors keyed alike

|                                             | Quantity | Description                            | Opens | Size        | Type       | Hardware     | Image                                                                                | Notes           |
|---------------------------------------------|----------|----------------------------------------|-------|-------------|------------|--------------|--------------------------------------------------------------------------------------|-----------------|
| <b>Foyer Entry</b>                          |          |                                        |       |             |            |              |                                                                                      |                 |
|                                             | 1        | S220 w/12" S100SL full glass sidelight | RH    | 3'-0" 6'-8" | 2 Panel    | Double Bore  |   |                 |
| <b>Garage - Mudroom Entry</b>               |          |                                        |       |             |            |              |                                                                                      |                 |
|                                             | 1        | S220 2 Panel                           | RH    | 3'-0" 6'-8" | 2 Panel    | Double Bore  |   |                 |
| <b>Dining Room Entry from Optional Deck</b> |          |                                        |       |             |            |              |                                                                                      |                 |
|                                             | 1        | S118                                   | RH    | 3'-0" 6'-8" | Full Glass | Double Bore  |   |                 |
| <b>Exterior Door Hardware</b>               |          |                                        |       |             |            |              |                                                                                      |                 |
| Knobs                                       | 3        | Dexter Stratus 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

|                               |    |                 |                                                  |     |                     |              |                                                                                       |  |
|-------------------------------|----|-----------------|--------------------------------------------------|-----|---------------------|--------------|---------------------------------------------------------------------------------------|--|
| <b>Interior Doors</b>         |    |                 |                                                  |     |                     |              |                                                                                       |  |
|                               | 10 | Masonite Smooth | See Plans - will display more clearly with plans | TBD | 2 Panel Hollow Core |              |  |  |
| <b>Interior Door Hardware</b> |    |                 |                                                  |     |                     |              |                                                                                       |  |
| Knobs                         | 10 | Dexter Stratus  |                                                  |     |                     | Satin Nickel |  |  |
| Hinge Bumps                   | 10 |                 |                                                  |     |                     | Satin Nickel |  |  |

## KOUSA PLAN - CONSTRUCTION SPECIFICATIONS

|                             | Quantity | Description | SKU | Item | Color | Image | Notes |
|-----------------------------|----------|-------------|-----|------|-------|-------|-------|
| <b>Garage Exterior</b>      |          |             |     |      |       |       |       |
|                             | 1        | TBD         |     |      |       |       |       |
| <b>Dining Room Exterior</b> |          |             |     |      |       |       |       |
|                             | 1        | TBD         |     |      |       |       |       |
| <b>Front Porch</b>          |          |             |     |      |       |       |       |
|                             | 2        | TBD         |     |      |       |       |       |
| <b>Foyer</b>                |          |             |     |      |       |       |       |
|                             | 1        | TBD         |     |      |       |       |       |
| <b>Mudroom/Front Hall</b>   |          |             |     |      |       |       |       |
|                             | 3        | TBD         |     |      |       |       |       |
| <b>Den/Bedroom #2</b>       |          |             |     |      |       |       |       |
|                             | 1        | TBD         |     |      |       |       |       |
| <b>Kitchen Island</b>       |          |             |     |      |       |       |       |
|                             | 2        | TBD         |     |      |       |       |       |
| <b>Kitchen Ceiling</b>      |          |             |     |      |       |       |       |
|                             | 3        | TBD         |     |      |       |       |       |
| <b>Kitchen Sink</b>         |          |             |     |      |       |       |       |
|                             | 1        | TBD         |     |      |       |       |       |
| <b>Dining Room</b>          |          |             |     |      |       |       |       |
|                             | 1        | TBD         |     |      |       |       |       |

|                            |    |           |  |  |  |                                                                                       |                         |
|----------------------------|----|-----------|--|--|--|---------------------------------------------------------------------------------------|-------------------------|
| <b>Living Room</b>         |    |           |  |  |  |                                                                                       |                         |
|                            | 1  | TBD       |  |  |  |                                                                                       |                         |
| <b>Stairwell</b>           |    |           |  |  |  |                                                                                       |                         |
|                            | 1  | TBD       |  |  |  |                                                                                       |                         |
| <b>Laundry</b>             |    |           |  |  |  |                                                                                       |                         |
|                            | 1  | TBD       |  |  |  |                                                                                       |                         |
| <b>Owner's Hall</b>        |    |           |  |  |  |                                                                                       |                         |
|                            | 1  | TBD       |  |  |  |                                                                                       |                         |
| <b>Owners Bedroom Hall</b> |    |           |  |  |  |                                                                                       |                         |
|                            | 1  | TBD       |  |  |  |                                                                                       |                         |
| <b>Owners Bedroom</b>      |    |           |  |  |  |                                                                                       |                         |
|                            | 1  | TBD       |  |  |  |                                                                                       |                         |
| <b>Owners Vanity</b>       |    |           |  |  |  |                                                                                       |                         |
|                            | 2  | TBD       |  |  |  |                                                                                       |                         |
| <b>Owners Closet</b>       |    |           |  |  |  |                                                                                       |                         |
|                            | 1  | TBD       |  |  |  |                                                                                       |                         |
| <b>Other</b>               |    |           |  |  |  |                                                                                       |                         |
| Garage, Lower Level        | 10 | PC Lights |  |  |  |  | Supplied by Electrician |

## KOUSA PLAN - CONSTRUCTION SPECIFICATIONS

|                     | Qty. | Description                                                      | Manufacturer      | Product No. | Finish          | Image                                                                                 | Notes                                            |
|---------------------|------|------------------------------------------------------------------|-------------------|-------------|-----------------|---------------------------------------------------------------------------------------|--------------------------------------------------|
| Sink                | 1    | 32" Undermount 16 Gauge Stainless Steel Double Bowl Kitchen Sink | Krauss            | KBU32       | Stainless Steel |    | 32" L x 18" W, 8.5"D<br>(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    | Medley® 60" x 34" Vikrell® shower, center drain                  | Sterling          | 72430100-0  | White           |   | Straight Curtain Rod Installed.                  |
| Shower Fixture      | 1    | Eva Chrome Posi-Temp® Shower only                                | Moen              | T2132       | Chrome          |  | Moen 2520 Shower Valve                           |
| Toilet              | 1    | Edgemere Right Height Elongated Toilet                           | American Standard | 204AA.104   | White           |  | 16 1/2" Rim Height                               |

| Bath #2         |   |                                                                     |                   |            |        |                                                                                     |                                    |
|-----------------|---|---------------------------------------------------------------------|-------------------|------------|--------|-------------------------------------------------------------------------------------|------------------------------------|
| Faucet          | 1 | Eva Two-Handle Sink Faucet                                          | Moen              | 6410       | Chrome |  |                                    |
| Tub/Shower      | 1 | Ensemble™ Medley®<br>60" x 32" Vikrell®<br>bath/shower, right drain | Sterling          | 71320120-0 | White  |  | Straight Curtain Rod<br>Installed. |
| Tub/Shower Trim | 1 | Eva Chrome Posi-Temp®<br>Tub/Shower                                 | Moen              | T2133      | Chrome |  | Moen 2520 Shower<br>Valve          |
| Toilet          | 1 | Edgemere Right Height<br>Elongated Toilet                           | American Standard | 204AA.104  | White  |  | 16 1/2" Rim Height                 |

## KOUSA PLAN - CONSTRUCTION SPECIFICATIONS

|                         | Qty. | Description                                 | Manufacturer | Product No. | Finish       | Image                                                                                 | Notes |
|-------------------------|------|---------------------------------------------|--------------|-------------|--------------|---------------------------------------------------------------------------------------|-------|
| <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 |    |       |
| <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                    | 5    | 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       |  |       |

## KOUSA PLAN - CONSTRUCTION SPECIFICATIONS

| WOOD                                                    |                    |              |               |             |            |                                                                                     |                                                                       |
|---------------------------------------------------------|--------------------|--------------|---------------|-------------|------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
|                                                         | Make               | Style        | Color         | Size        |            | Image                                                                               |                                                                       |
| Foyer, Hallway,<br>Kitchen, Dining<br>Room, Living Room | Hallmark           | Novella      | Hemingway Oak | 6" x 6'-2"  |            |  | 7/16" Thick                                                           |
| TILE                                                    |                    |              |               |             |            |                                                                                     |                                                                       |
| Location                                                | Make/Style         | Finish/Color | Tile Size     | Orientation | Tile Grout | Image                                                                               | Notes                                                                 |
| Owner's Bath                                            | Anatolia Davenport | TBD          | 12 x 24       | TBD         | TBD        |                                                                                     | Transitions to<br>Dreamweaver<br>Carpet.                              |
| Mudroom                                                 | Anatolia Davenport | TBD          | 12 x 24       | TBD         | TBD        |                                                                                     | Standard<br>Underlayment.<br>Transitions to 7/16"<br>Wood.            |
| VINYL                                                   |                    |              |               |             |            |                                                                                     |                                                                       |
| Location                                                | Make               | Style        | Color         |             |            | Image                                                                               |                                                                       |
| Bath #2                                                 | Tarkett            | Fresh Start  | TBD           | TBD         |            |                                                                                     | Standard<br>Underlayment.<br>Transitions to 7/16"<br>Wood.            |
| Laundry                                                 | Tarkett            | Fresh Start  | TBD           | TBD         |            |                                                                                     | Standard<br>Underlayment.<br>Transitions to 7/16"<br>Wood.            |
| CARPET                                                  |                    |              |               |             |            |                                                                                     |                                                                       |
| Location                                                | Make               | Style        | Color         | Details     |            | Image                                                                               |                                                                       |
| Owner's Bedroom,<br>Owners WIC                          | Dreamweaver        | Pinpoint     | TBD           |             |            |                                                                                     | Transitions to<br>Owners Bath Tile &<br>Transitions to 7/16"<br>Wood. |
| Den/Bedroom                                             | Dreamweaver        | Pinpoint     | TBD           |             |            |                                                                                     | Standard<br>Underlayment.<br>Transitions to 7/16"<br>Wood.            |

## KOUSA PLAN - CONSTRUCTION SPECIFICATIONS

| Appliance      | Quantity | Manufacturer | Model       | Color     | Description                                                                                | Image                                                                                | Notes                      |
|----------------|----------|--------------|-------------|-----------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------|
| Refrigerator   | 1        | GE           | GNE27JYMFS  | Stainless | GE Energy Star 27.0 Cu. Ft. French Door                                                    |   | Fingerprint Resistant Door |
| Gas Range      | 1        | GE           | GGF600AVSS  | Stainless | GE® 30" Free-Standing Gas Convection Range with No Preheat Air Fry and EasyWash™ Oven Tray |   |                            |
| Dishwasher     | 1        | GE           | GDT550PYRFS | Stainless | GE Dishwasher with Top Controls                                                            |   |                            |
| Microwave      | 1        | GE           | JVM3160RFSS | Stainless | GE 1.6 Cu. Ft. Over-the-Range-Microwave Oven                                               |  |                            |
| Washer         |          |              |             |           |                                                                                            |                                                                                      | Available as option        |
| Electric Dryer |          |              |             |           |                                                                                            |                                                                                      | Available as option        |