

# **Construction Specifications for a home on Weeks Hill Road lot in Stowe, Vermont to be built by Gristmill Builders. Ltd.**

## **Part 1 – OVERALL**

- 1.1 Country Contemporary Style home
- 1.2 Energy Efficient, Comfortable house, Easy to entertain in

## **Part 2 – SITEWORK**

- 2.1 Connection to town water system and onsite septic mound system for 4 bedrooms
- 2.2 Driveway with parking for two cars with base layer of crushed gravel and top coat of crushed gravel
- 2.3 Landscaping : Boulder Walls - Install boulder wall - both sides walkout lower level
  - : Hardscape – Stepping stone walkway from parking to front entry
  - : Lawn - Approx. 1/3 acre topsoil, seed, and mulch
- 2.4 Underground conduits and connections for electrical service, telephone, and cable

## **Part 3 - FOUNDATION**

- 3.1 Poured Concrete with 8” thick walls with rebar and 4” slabs
- 3.2 Damp proofed with foundation ties water plugged
- 3.3 Footing drains around entire foundation
- 3.4 Radon piping run under lower level slab and up through roof for mitigation system if needed

## **Part 4 – GAS or WOOD FIREPLACE**

- 4.1 \$ 10,000 Allowance for fireplace unit and custom stone or metal surround

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## **Part 6 – EXTERIOR WINDOWS AND DOORS**

### **6.1 Windows and Patio Doors**

- A. Pella Lifestyle Series with Low E argon with aluminum clad finish
- B. Standard color hardware
- C. Screens on windows

### **6.2 Main Entry Door** - Lemieux fir door with 2/3 glass

### **6.3 Garage Overhead Doors** - Two insulated metal doors(9' wide x 8' high) w/ openers - Option for metal frame doors with glass

### **6.4 Garage Man Door** - Thermatru insulated metal door

## **Part 7 - INSULATION**

### **7.1 Foundation**

- A. Under slab and frost walls below slab - 3" XPS (R-15)

### **7.2 Ceiling**

- A. Blownin cellulose insulation (R-60)

### **7.3 Walls and Box Sill**

- A. 3 " closed cell foam with 1/2" Zip wall foam wrap (R-24)

### **7.4 Air Sealing**

- A. Minimum expansion foam around all doors and windows

### **7.5 Soundproofing**

- A. All bedroom & bathroom walls and floors with fiberglas Eco batts

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## **Part 8 – INTERIOR FINISH (Continued)**

### **8.7 Painting**

- A. Ceilings & Walls with 1 coat primer and two coats finish
- B. Wood trim / baseboard with 1 primer coat and two finish coats
- C. Doors with 1 primer coat and two finish coats

### **8.8 Tile Shower**

- A. Full tile shower (floor and walls) in master bathroom
- B. Tub/Shower Surround in second floor shared bath
- C. Tile allowance is \$ 10/Sf for tile materials and grout

### **8.9 Misc.**

- A. \$ 1,200.00 allowance for exterior and interior door hardware
- B. \$ 2,000.00 allowance for frameless shower door for master shower & bathroom mirrors
- C. \$ 500.00 allowance for bathroom accessories

## **Part 9 – CABINETS, VANITIES, COUNTERTOPS, & APPLIANCES**

### **9.1 Kitchen Cabinets & Vanities**

- A. \$ 20,000 allowance for kitchen cabinets and vanities

### **9.2 Countertops**

- A. \$ 10,000 allowance for kitchen and vanities

### **9.3 Appliances**

- A. \$ 15,000 allowance for kitchen and laundry appliances

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## **Part 13 LOW VOLTAGE**

- 14.1 Hard wired combination smoke/CO detector on each floor and smoke detector in each bedroom
- 14.2 Telephone, TV/Internet – four outlets
- 14.3 Prewired for sound system – kitchen and living room

## **Part 14 ELECTRICAL**

- 15.1 Service - 200 Amp
- 15.2 House wired to National Electric code requirements with GFI's in kitchen and all bathrooms, arc fault breakers, and dimmers
- 15.3 Lighting
  - A. \$ 3,000 allowance for lighting fixtures including recessed lights
- 15.4 Bathrooms Fans
  - A. Panasonic Ultra Quiet fan in each bathroom