

# **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 5 – STRUCTURE and EXTERIOR MATERIALS

### 5.1 Framing

- A. Exterior walls are 2 x 6 with Zip wall system with 1/2" foam insulation
- B. Floor System - Engineered floor trusses with Advantech subfloor
- C. Roof System - Trusses and rafters per plan w/ 5/8" Huber engineered Zip roof sheathing

### 5.2 Exterior

- A. Exterior Trim - Fascia and Soffit are rough pine per elevations
- B. Siding
  - Window and Door casings are rough pine per elevations
  - Vertical is rough pine shiplap 1 x 8
  - Horizontal is pine channel rustic 1 x 8
- C. Entry Porch - Pressure treated framing with white cedar decking
  - Ceiling is rough pine (square edge down)
- E. Deck.
  - Pressure treated framing with white cedar decking and white cedar wood newel posts and top railing with horizontal cable rail balusters

### 5.3 Exterior Paint

- A. Trim : two coats solid stain with the first coat applied to all four sides before installation
- B. Siding : two coats semi transparent stain with first coat applied to all four sides before installation

### 5.4 Roofing

- A. Roof guard installed on entire roof
- B. Architectural asphalt shingles

# **Construction Specifications for Weeks Hill Road Lot in Stowe, Vermont**

## **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 ½” 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 fiberglass Eco batts

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## **Part 8 – INTERIOR FINISH**

### **8.1 Drywall**

- A. ½” drywall on all ceilings and walls
- B. Moisture resistant drywall board installed around tub/shower and showers

### **8.2 Interior Doors**

- A. Two panel solid core doors

### **8.3 Trim**

- A. Window Trim - Drywall wrap with wood sill and apron
- B. Door Trim - Poplar with 1 x 3 mitered head and legs
- B. Baseboard - 1 x 6 Poplar

### **8.4 Flooring**

- A. First Floor
  - 1. Ash or equivalent in Kitchen, Dining Room, Living Room, and ½ bath
  - 2. Polished concrete in Entry, Mudroom, and Flex Room
- B. Second Floor
  - 1. Ash or equivalent in Hallway and Bedrooms
  - 2. Tile in Bathrooms and Laundry
- C. Lower Level - colored concrete
- D. Allowance is \$ 7/Sf for tile material and grout for bathroom floors

### **8.5 Stairs**

- A. Ash (or equivalent) treads to match flooring
- B. Railing - Wall mounted railings



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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

# **Construction Specifications for Weeks Hill Road Lot in Stowe, Vermont**

## **Part 11 HEATING / COOLING**

### **11.1 Boiler**

A. High efficiency LP gas fired boiler

11.2 Radiant Heat in entire main floor, second floor, and lower level rec room

11.3 Radiant heat roughed in lower level for future bedroom and bathroom

11.4 Ducted mini splits for second floor bedrooms for A/C

11.4 Heat Zones (6) - Two zones for main floor

- Four zones for second floor (Each bedroom and one for bathrooms)
- One zone for lower level and one future zone

11.5 A/C Zones (3) – one per bedroom

11.6 Controls – Honeywell Wifi Programmable Tstats (7)

11.7 Propane Tank - Buried 500 gallon tank

## **Part 12 PLUMBING**

13.1 PVC drains and Pex water piping

13.2 Domestic hot water - one 80 gallon indirect hot water tank - zone off boiler

13.3 Two outside frost proof faucets

13.4 Laundry hookup second floor

13. \$ 7,000 allowance for plumbing fixtures

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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

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## ALLOWANCE SCHEDULE

	in specs
LANDSCAPING (PLANTINGS, WALKWAYS, STONE STEPS)	
FIREPLACE w/ SURROUND	\$ 10,000.00
WOOD FLOORING EQUIVALENT TO ASH	\$ 5/Sf
TILE FLOORING	\$ 7/Sf
TILE MASTER SHOWER & SHARED BATH TUB SURROUND	\$ 10/Sf
DOOR HARDWARE	\$ 1,200.00
BATHROOM ACCESSORIES	\$ 500.00
KITCHEN CABINETS & VANITIES	\$ 20,000.00
COUNTERTOPS	\$ 10,000.00
APPLIANCES	\$ 15,000.00
PLUMBING FIXTURES	\$ 7,000.00 In specs ?
LIGHTING FIXTURES	\$ 3,000.00