



756 Buck Hill Road West
Hinesburg, VT 05461
802-482-3295
vbreiss@gmavt.net

General Specifications For Wheeler Field Alder House

6/3/2020

Bolton, Vermont

PRICE: \$289,500.00

Excavation

Driveway from Irene's Lane to house as staked on lot. Driveway to be 12' wide with 12" of gravel. Foundation excavation for a full foundation. Backfill with stone or sand against the foundation wall and under slab. Water line from well location to house with water line backfilled with sand around water pipe. Septic line from house will connect to a 1000 gallon septic tank and then gravity fed to a pumping station. A 3" underground conduit for power line from a meter location on the house to a transformer.

Concrete

7'9" tall 8" thick poured concrete walls; 16" wide footings; 4" slab with 3000 psi concrete and 4" of foam board under slab.

Framing

2x4 double wall studs 16" o.c. for a total wall thickness of 11.25"; 2x4 and 2x6 interior wall studs 16" o.c. Truss roof system. 8' ceiling height for first and second floor;

Electric

4 ott service wire from transformer to house.

200-amp service, wiring for house to state code; allowance of \$500.00 for lighting fixtures. Wiring for heat pumps, electric range, washer dryer, and ERV (ventilation system).

Solar PV

Sixteen 320-watt panel installed on south facing roof. Peak capacity of 5,120 watts with a projected production of 6,144 kwh/ yr

Plumbing

Supply and drain system for one full bath on second floor, one kitchen sink and one outside hose bib. Fiberglass tub/shower unit, molded sink top for upstairs bathroom, double bowl stainless steel kitchen sink and Moen Chateau faucets.

Heating

One single head 9k btu/hr Mitsubishi air-air heat pump on the first floor and one single head 9k btu/hr Mitsubishi air-air heat pump on the second floor.



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Domestic Hot Water

Reheem 50-gallon domestic hot water heat pump, located in the basement.

Well/ Water Supply

Water supply will be from a drilled well located on site as noted on the site plan and state approved permit provided by Vermont Building Resources. Connection will be made from the well to mechanical room.

Insulation

4" EPS foam under slab; 11.25" (R-42) of dense pack cellulose in all framed exterior walls; 24" (R-82) of blown in cellulose in attic; all windows and doors foamed in place as well as all penetrations to attic. 3.5" closed cell foam with intumescent paint on basement walls.

Exterior Doors and Windows

Paradigm windows as noted on the plans with a combination of awning and casement windows. All windows will have tri-pane glass with low-e coating. Windows will be white exterior and interior and have 4 9/16" primed pine jambs and standard screens, with sheetrock returns. Exterior doors are full glass and ¼ glass Therma-Tru doors as noted on the plans.

Exterior Trim

Exterior trim to be pre-primed pine P-5; fascia to be 1x 8 P5 pine; corner boards to be 1 x 6, P-5. Soffit to be 3/8 ac plywood. Exterior casing on doors and windows will be 5/4 x 4 P5 pine or similar trim. P5 trim has one coat of finish paint over one coat of exterior primer.

Siding

Siding to be Hardie wood/concrete composite clapboard and shingles pre-painted from the factory; reveal for the clapboard siding and shingles will be 5". Shingles will be in the upper gable ends and on the upper gable.

Roofing

IKO asphalt shingle roof. Standard color to be selected by owner

Interior Doors

Four paneled pine with painted jambs, brushed nickel hinges and allowance of \$150 for interior door hardware.

Sheetrock

5/8" sheet rock on all exterior walls and ceilings,; 1/2" on interior walls, sheetrock returns around 3 sides of each window. All sheetrock taped, sanded and ready for paint.



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Cabinets and Counter Tops

Allowance of \$5,000 for all cabinets and tops. Includes kitchen cabinets and countertops and one bathroom vanity and countertop.

Interior Trim

Windowsills, baseboard and all door casing to be finger jointed primed pine. 1x4 for door casing and 5/4 x 10 for windowsills. Baseboard will be 1x6.

Stairs

Construction stairs to basement. Birch hardwood stairs to second floor. Pressure treated Stairs with cedar treads for front door and back door.

Flooring

Hardwood flooring throughout the first floor except for entry/mudroom. Hardwood floor allowance \$4.25 per square foot. Marmoleum in the mudroom and the 2nd floor bathroom. Cork for the second floor bedroom and office. Hardwood in the upstairs hallway. Basement unfinished concrete.

Appliances

Allowance of \$4,000.00

Paint/ Staining

One finish coat on exterior trim; interior primed with one finish coat of white.

Landscaping

Topsoil spread, seeded with conservation mix, and mulched.