



Vermont Building Resources, LLC.

756 Buck Hill Road West

Hinesburg, VT 05461

802-482-3295

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Specifications for Wheeler Field House A

Irene's Lane
Bolton, Vermont

Excavation

Clear and stump house site and parking area. Foundation excavation for a full foundation, including backfill with stone or sand against the foundation wall as noted in plans dated __/__/__. Water line from well to house with water line backfilled with sand (does not include blasting or foam if 5 ft depth is not possible); septic system connection to existing community septic and pumping station; 3" conduit for power line from existing meter to new house. Spread topsoil, seed and mulch. The initial estimate does not include extra fill that may need to be brought to the site or retaining walls.

Concrete

7'- 7'6" tall 8" thick poured walls as noted on plans dated __/__/__, 16" wide footings; 4" slab with 3000 psi concrete and 4" of foam board under slab. Does not include pump truck charges if necessary. Pump truck charge is \$600.00 per site visit.

Framing

11 7/8" I joists, 2x4 double wall studs 16" o.c. for a total wall thickness of 11.25"; 2x4 interior wall studs 16" o.c.; 3/4" Advantech sub floor for first and second floor; 1/2" Advantech wall sheathing; roof trusses 2' on center for main section of house; cathedral ceilings in living and dining area and 8' ceiling height bathroom and sleeping quarters; Microlams or steel beams may be necessary for structural loads as per potential engineer review.

Electrical

200-amp service, wiring for house to state code; \$2500 electrical fixture allowance. House comes with twenty 320 wat panels on roof.

Plumbing

Supply and drain system for one and one half full bath, one kitchen, and one washing machine. Fiberglass tub/shower unit, cultured marble vanity tops/sinks, double bowl stainless steel kitchen sink and Moen Chateau faucets. One outdoor hose bibs.

Heating

Two air-air heat pump interior heads two exterior units. Each interior will provide an estimated 12,000 btu/ hr at 5 degrees F for heating. The unit has a single head and final locations will be determined by owners and mechanical subcontractor.

Domestic Hot Water

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



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Well/ Water Supply

Water supply will come from one of three shared wells as noted on the subdivision plat.

Insulation

4" Dow blueboard or EPS foam under slab; 11.25" (R-42) of dense pack cellulose in 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.

Exterior Doors and Windows

Prism casement windows. All units to have low-e coating. Windows to have 4 9/16" pine jambs and standard screens, with sheetrock returns. Exterior doors are Therma-Tru or prism patio doors.

Exterior Trim

Existing trim to be pre-prime pine P-5; fascia to be 1x8 P5 pine; corner bboards to be 5/4 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 white finish paint over one coat of exterior primer.

Siding

Siding to be Hardie wood/concrete composite clapboard with accents of Hardie shingles pre-painted from the factory; reveal for the clapboard siding will be a 5." Choice of color from pre-painted options.

Roofing

Harvey Industries asphalt shingle roofing. Standard color to be selected by owner.

Interior Doors

Four panel pine with painted jambs and brass hinges including hardware. Hardware allowance is \$400.

Sheetrock

5/8" sheet rock on all exterior walls and ceilings, 1/2" on interior walls. All sheetrock taped, sanded and ready for paint.

Cabinets and Counter Tops

Allowance of \$16,000.00 for all cabinets and tops.

Interior Trim and Millwork /Shelving

Window sills, trim and all door casing to be finger jointed primed pine or #2 pine. 1x4 for door and window casing and 5/4 x 10 for window sills. Baseboard will be 1x6. Custom closet shelving by owner.



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Stairs and Railings

Construction stairs to basement, allowance of \$3,000 for stairs to second floor.

Flooring

Allowance of \$8.00 sq. ft. installed, total of 1500 sq. ft. Hardwood and tile options available.

Woodstove

Can be added for additional cost.

Appliances

Allowance of \$4,500.00

Paint/ Staining

Interior and exterior paint selected by owners.

Ventilation

House comes with an ERV Ventilation system installed to ensure ability to ventilate fresh air into your super-insulated house.

Landscaping

By owners.