

Vermont Building Resources



756 Buck Hill Road West
Hinesburg, VT 05461
802-482-3295
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General Specifications for Wheeler Field Lot 2 House

5/24/2024

Bolton, Vermont

Excavation

Driveway from Irene's Lane to house as staked on lot 2. Driveway to be 12' wide with 12" of gravel. Foundation excavation for a full foundation with walk out basement as on the plans. 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. 2.5" underground conduit for power line and a 2" phoneline from a meter location on the house to a transformer next to lot 2.

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 interior wall studs 16" o.c. Truss rafter system. 8' ceiling height for both first and second floors.

Electric

4 ott service wire from transformer to house.

200-amp service, wiring for house to state code; allowance of \$1000.00 for lighting fixtures. Wiring for heat pumps, electric range, washer dryer, heat pump hot water heater, ERV (ventilation system) and electric car charger.

Solar PV

Eighteen 410-watt panel installed the south-facing roof of the house. Peak capacity of 7,380 watts with a projected production of 8,856 kwh/ yr

Plumbing

Supply and drain system for one full bath, one 3/4 bath, one kitchen sink and two outside hose bibs. Fiberglass shower units, bathroom vanity allowance included in the cabinetry allowance. Gerber low flush toilet, top-mount double bowl stainless steel kitchen sink and Moen Eva faucets.

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Heating

Two single head Mitsubishi Hyper Heat air-air heat pumps, one 12 btu/hr unit on the lower level and one 9k btu/hr one the second floor. Wiring for a 1500 watt electric resistance heater for potential back up.

Domestic Hot Water

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

Well/ Water Supply

The water supply will be from a shared drilled well located on lot 1 as noted on the site plan and state approved permit provided by Vermont Building Resources. Connection will be made from the well to the mechanical room.

Insulation

4" EPS foam under slab; 11.25" (R-42) of dense pack cellulose in all framed exterior walls; 22' of cellulose in the attic all windows and doors foamed in place as well as all penetrations to attic. 2.25" closed cell foam with intumescent paint on basement walls.

Exterior Doors and Windows

Marvin Elevate windows and doors as noted on the plans with a combination of awning and casement windows. All windows except the south facing windows will have tri-pane glass with low-e coating. South facing windows will be double pane glass with low-e coating. Windows will have white exterior and interior and have 4 9/16" jambs and standard screens, with sheetrock returns. Exterior doors are ThermaTru Smooth Star with an allowance of \$1,200 per single door and \$2,400 for the double.

Exterior Trim

Exterior trim to be primed pine; fascia to be 1x 8 primed pine; corner boards to be 1 x 6, primed pine. Soffit to be 3/8 plywood. Exterior casing on doors and windows will be 5/4 x 4 primed pine.

Siding

Siding to be Hardie wood/concrete composite clapboard for 1st and 2nd floor wall and shingles for the upper gable ends all pre-painted from the factory; reveal for the clapboard siding and shingles will be 5". Standard color selected by owner.

Roofing

Standing seem metal roofing. Standard color to be selected by owner.

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Interior Doors

Four paneled radiata pine with painted jambs and brushed nickel hinges.

Sheetrock

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

Cabinets and Counter Tops

Allowance of \$15,000 for all cabinets and tops including kitchen and bathrooms.

Interior Trim

Windowsills to be stained #2 pine. Baseboard and all door casing to be primed pine. 1x4 for door casing and 5/4 x 10 for windowsills. Baseboard will be 1x6.

Stairs and Rails

Allowance of \$3,000 for hardwood stairs and railings.

Flooring

Hardwood flooring on the first floor except for the 3/4 bathroom and immediate mudroom which will be tile. Hardwood floor allowance \$5.50 per square foot for the material. Tile in the 3/4 bathroom and upstairs bathroom with an allowance of \$3.00 per square foot for the selected tile. Floor tile not to be smaller than 12" x 12". Basement floor is unfinished concrete.

Appliances

Allowance of \$6,000.00

Paint/ Staining

One finish coat on exterior trim; interior walls primed and painted with one finish coat of white. All interior pine trim and doors will receive two coats of Bioshield # 5 penetrating oil or latex paint.

Landscaping

Topsoil spread, seeded with conservation mix, and mulch.

Estimated Cost

\$737,000.00