

Vermont Building Resources



756 Buck Hill Road West
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General Specifications For Wheeler Field Sapling House

6/6/2020

Bolton, Vermont

PRICE: TBD

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. Pre-cast concrete stairs with bulk head door for an outside entrance to basement.

Framing

2x6 and 2x4 double wall studs 24 and 16" o.c. for a total wall thickness of 11.25"; 2x4 interior wall studs 16" o.c. 2x12 rafters system. 8' ceiling height for first floor and 4' to 7' ceiling height in the loft.

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 pump, electric range, washer dryer, and ERV (ventilation system).

Solar PV

Eight 320-watt panel installed on ground mounted rack or garage roof. Peak capacity of 2,560 watts with a projected production of 3,072 kwh/ yr

Plumbing

Supply and drain system for one 3/4 bath, one kitchen sink and one outside hose bib. Fiberglass shower unit, corner sink in bathroom, Gerber low flush toilet double bowl stainless steel kitchen sink and Moen Chateau faucets.

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Heating

One single head 6k btu/hr Mitsubishi Hyper Heat air-air heat pump on the lower level and one 1500 watt electric resistance heater for back up.

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; 9" of closed cell foam in the rafters; 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 ThermaTru Smooth Star doors with a full glass door on the first floor and a flush door in the basement.

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 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 pre-painted from the factory; reveal for the clapboard siding and shingles will be 5".

Roofing

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

Interior Doors

Four paneled pine with clear jambs and brushed nickel hinges.

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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.

Cabinets and Counter Tops

Allowance of \$3,000 for all cabinets and tops.

Interior Trim

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

Stairs and Rails

Utility spiral stairs to basement. Hardwood stairs to loft. Pressure treated Stairs with cedar treads for entry door. 4x4 fir posts with 2x4 fir rail cap and horizontal cross pieces for rail on loft.

Flooring

Hardwood flooring on the first floor except for the 3/4 bathroom. Hardwood floor allowance \$4.45 per square foot. Marmoleum in the 3/4 bathroom bathroom. 2x6 T&G flooring for the loft. Basement floor is unfinished concrete.

Appliances

Allowance of \$3,300.00

Paint/ Staining

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

Landscaping

Topsoil spread, seeded with conservation mix, and mulched.

Total price of house on Lot 5 including EVT incentives **\$249,488.00**

Potential additional credits:

Federal Tax credit for solar PV	\$2,080.00
VT Electric Coop DHW heat pump	\$150.00