

# "Hawk's Outlook"

**Blansfield Residence**  
Lot 3-27 House Specifications  
Plymouth, Vermont

January 14, 2009

Lot size: 1.395 Acres

## Excavation/site work

- ◆ Excavate and backfill with clean fill
- ◆ Stone all footings and slab with 6" process
- ◆ Footing drains 4" PVC with fabric to day light
- ◆ Rake and seed all disturbed areas

## Foundation

- ◆ Poured concrete - as per plan - with 1 1/2 styrofoam under slab

## Foundation waterproofing

- ◆ Tuff and Dry system with 1" styrofoam

## Utilities

- ◆ Electric 200 amp service
- ◆ All buried including phone and cable tv
- ◆ Propane tank 1000 gallon buried
- ◆ Well by developer - > 15 gallons/minute
- ◆ Septic - sewer line tie-in by developer

## Frame

- ◆ All douglas fir 2x6 walls as per plan
- ◆ Truss joist floors with 3/4" T & G plywood floors
- ◆ 1/2" plywood exterior walls
- ◆ 5/8" plywood roof sheeting

## Windows

- ◆ Anderson Low E Argon filled casements

## Doors

- ◆ Garage doors (2) 8x9 Wayne Dalton wood with automatic openers - custom cedar
- ◆ Front door - custom wood
- ◆ Interior doors - custom 1 3/4" true style doors

## Hardware

- ◆ Emtek oil-rubbed bronze

## Insulation

- ◆ R-19 walls - fiberglass batt
- ◆ R-38 ceilings - fiberglass batt

## Sheetrock

- ◆ 1/2" taped 3 coats
- ◆ 5/8" - garage

## Roof

- ◆ Cedar hand split shingles over 30lb felt and cedar breather with ridge vent

## Siding

- ◆ Cedar channel rustic verticle T & G 1x8 siding - pre-stained

## Exterior trim

- ◆ Cedar trim at all roof and fascias - pre-stained



## Finishes

- ◆ Floors
  - ◆ T & G hand scrapped knotty tamarack - living room, dining room and lower level hall
  - ◆ Carpet all bedrooms and 2nd floor hall
  - ◆ Tile all bath, laundry, mud, kitchen and foyer areas - marble master bath
  - ◆ All floors covered in 1 1/2" of gypcrete, except basement and mechanical room (poured concrete)
- ◆ Interior trim
  - ◆ Pre-primed 3 1/2' poplar for windows, doors and 5 1/4' for baseboard
- ◆ Stairs
  - ◆ White oak treads and newel posts and rails are wrought iron balusters
- ◆ Kitchen
  - ◆ Custom butternut and walnut cabinets
- ◆ Vanities
  - ◆ Custom poplar - painted
- ◆ Countertops
  - ◆ Granite/limestone throughout
- ◆ Appliances
  - ◆ Energy Star
  - ◆ Includes 2 dishwashers, wine chiller, 48" SubZero, 48" Wolf Range, GE Microwave, Thermador warming drawer, custom hood
- ◆ Mirror and shower doors
  - ◆ All custom, frameless
- ◆ Closet
  - ◆ Custom California closet throughout
- ◆ Gutters
  - ◆ None

## Masonry

- ◆ Fireplace in living room - faced with stone
- ◆ Veneer at outside by drawings - all stone and stucco
- ◆ Gas fireplace for family room and master bedroom with stone and granite hearth surrounds
- ◆ Gas cast iron fireplace in basement

## Plumbing and electrical fixtures

- ◆ Toto, Kohler, LaCava

## HVAC

- ◆ All radiant heat throughout as well as Hydro Air heat as back up (4 zones)
- ◆ Propane boiler 245,000 btu
- ◆ Phase III hot water heater - 120 gallon

## Electric

- ◆ All Decora switches and outlets per code
- ◆ Venting in all baths

## Painting

- ◆ Cabot's Semi-transparent stain to all exterior siding and trim
- ◆ Latex 3 coats to all interior sheetrock and trim-Benjamin Moore

## Alarm System

- ◆ All doors, smokes and CO detectors per code

## A/C

- ◆ 4 zone cooling included

## Hot Tub

- ◆ Hot tub with cover on deck

## Stereo/TV

- ◆ Wired for music in family room, kitchen, dining room and deck
- ◆ TV's in all suites, living room, family room and basement

## Bath Accessories

- ◆ All installed

## Generator

- ◆ Pre-wired

## Basement

- ◆ 1770 sq.ft. with 2x2 acoustic tile ceiling, fully carpeted
- ◆ Full bath/tiled
- ◆ Radiant heat
- ◆ 4 walk-in locked closets for owner storage

