



## 2020 General Specifications

Attachment D

### FRAMING

- Floors: 9-1/4" OWJ, T&G OSB sheathing glued and nailed with ring shank nails
- Underside of floor sealed with 7/16" Zip sheathing
- Exterior walls: double 2x4 walls 24" OC, 10" thickness, 7/16" Zip sheathing glued and nailed with ring-shank nails
- Roof system: 12" SIP's (Structurally Insulated Panels)
- Interior partitions: 2x4 24" OC

### ROOFING

- EPDM rubber roofing

### SIDING AND EXTERIOR TRIM

- Double 4" vinyl siding
- White accessory trim
- White pine corner boards
- Pine fascia with vinyl soffit, white
- 1x8 pine sand board, white
- Optional metal siding and deck prep

## **INSULATION AND AIR SEALING**

- Fiberglass dense packed insulation
- R-40 floor system, R-43 walls, R-63 roof
- All exterior sheathing joints sealed with Zip Tape
- All penetrations in exterior walls, ceilings and floors sealed with caulking
- Windows and exterior doors sealed with tape and foamed in place

## **WINDOWS AND EXTERIOR DOORS**

- *Kaskel* vinyl casement and awning windows- foam filled frames, triple glazed argon filled, U.19
- *Jeld-Wen* fiberglass doors with adjustable threshold and strike plate.
- All exterior doors have deadbolt installed, keyed alike

## **INTERIOR DOORS**

- 6-panel or 2-panel hollow core doors with 3 mortised hinges
- Brushed nickel knobs

## **FINISHES**

- 5/8" sheetrock on all walls and 1/2" sheetrock on ceilings
- Ceiling: 1 coat Vapor barrier primer, 1 coat of SW ProMar 200 Zero VOC flat, latex paint, linen white
- Walls: 1 coat of Vapor barrier primer, 2 coats of SW ProMar 200 Zero VOC flat, latex paint, linen white
- White semi-gloss paint on doors and interior trim - Zero VOC
- Stained pine windowsills and aprons
- 2 1/2" Colonial window/door trim w/ 3 1/2" baseboards or 2 1/2" Flat window/door trim w/ 4 1/4" baseboards
- Closet Maid wire shelving in all closets
- Birch T&G nail down flooring in all living spaces. Vinyl interlock flooring in baths, utility, and laundry area
- Towel bar and toilet paper holder installed

## **CABINETS AND COUNTERTOPS**

- *Tru Cabinetry* cabinets with dovetail drawers and undermount slides
- *Formica* countertops with integral backsplash
- Cultured marble vanity top with integral bowl (white)
- Chrome faucets

## **APPLIANCES**

- ENERGY STAR Refrigerator
- ENERGY STAR Dishwasher
- Smooth top Electric Range
- ENERGY STAR Microwave/hood over Range
- ENERGY STAR Washing Machine (white)
- ENERGY STAR Condensing Dryer (white)

\*Choice of white, black, or stainless steel\*

## **PLUMBING**

- PEX supply piping
- Schedule 40 PVC waste lines
- Double bowl Stainless Steel sink with combination spray/faucet
- Dual flush, elongated bowl toilet (comfort height)
- Heavyweight fiberglass 5' tub/shower or 4' shower

## **HEATING, AIR CONDITIONING, AND VENTILATION**

- Ducted Heat Pump Mini-Split
- Conditioning Energy Recovery Ventilator (*CERV*) complete heat/AC air source heat pump
- Inline electric heater (for back-up heating)
- Heat pump water heater (electric, hybrid)
- Continuous monitoring of carbon dioxide, pollutants, and humidity
- Programmed continuous whole house heat recovery ventilation
- All mechanicals installed

## **ELECTRICAL**

- 200 Amp entrance panel
- National Electric Code
- Light almond or white switches and outlets
- ENERGY STAR, LED light fixtures
- Exterior light and covered outlet at entrances
- Phone jack in kitchen, cable hookups in living room and master bedroom
- Secondary panel for solar and conduit to roof and below floor installed, ready for solar installation
- Optional solar array w/ integrated racking system (installed by Vermod or others)