

Estes Landing Finishes and Owner's Guide

Exterior Shell

Siding and Trim – Pre primed spruce siding and finished with two coats of Ben Moore Low Luster Exterior Latex paint, joints caulked to trim. All exterior trim is Boral Tru Exterior trim with two coats of Ben Moore finish paint. The exterior trim will not rot; however, the wood siding will need to be painted approximately every 7 years to prevent additional repair work.

Estes Red – Ben Moore Cottage Red

Estes Green – Valspar Lafonda Nightfall

Estes Grey – Ben Moore Flint

Roofing – IKO Cambridge 30-year Asphalt shingle in Harvard Slate Color with black drip edge and step flashing

Windows – Marvin Elevate - 2/2 SDL sash layout, pre-finished white interior wood, Exterior Bronze Fiberglass

Exterior Doors – Simpson F9803 Entry with exterior poly finish, Thermatru Smooth Star S4800, Overhead Door CHI 2328 Cedar Accent plank design

Porch and Decks – FIR timber frame entry with 5/4x6 select Red Balau decking – Ben Moore Classic Oil Finish – Apply additional oil finish as desired to keep the natural wood color

Interior Finishes

Interior Doors and Trim – Brosco PR1044S Interior Doors with 1x4 casing, 1x6 baseboard

Wall Colors - Ben Moore White Dove, Ben Moore Wickham Grey, Trim Color Marvin Stone White

Flooring – Hallmark Flooring -Novella Collection Hemmingway Oak

Carpet – Dreamweaver Montauk Iron Frost

Tile – Novabell All Black Antracite 12x24 and 2x2, American Olean 3x6 Ice White walls

Cabinetry – Covered Bridge Cabinetry Essentials Farmington – Colors Cashmere, Deep Sea and Cavern, Basil. Vanity color Fog

Countertops – Quartz – Silestone Helix and Coral Clay. Vanity Tops Rynone Carrera Verta

Plumbing Fixtures – Kohler Fixtures – see spec book

Lighting – LED Razor recessed lights, Progress Lighting interior wall and ceiling lights, Kichler island pendants, Millenium gooseneck light, James Allen exterior wall sconces

Mechanicals

Water and Sewer – This house is on a shared septic system. Each house shares the septic tank with one other house and all the houses are on the community leach field. The tanks will be pumped by the HOA on a regular schedule. The water for this house is on a shared well with 3 other houses. The well drive control is a constant pressure system and is located on the community power pedestal. Each house has a water shut off ball valve that is located in the mechanical room after the pressure tank. If you lose water pressure to the building, please contact Clearwater Filtration at 802-496-5544. Each house has its own water treatment system. This system is a salt brine filter system and will need to have salt added to the reservoir as needed. There is also a pre-treatment filter cartridge that will need to be replaced periodically. Refer to the clack softener and cartridge filter maintenance guides for regular maintenance.

Electrical – The electrical provider for Estes Landing is Washington Electric Coop. Each house has its own meter and is located on the exterior of the building. There is a 200-amp disconnect breaker at the meter location outside of the house if power needs to be turned off to the building. A 200-amp service has been brought to each house to the electrical panel located in the garage. The whole house is surge protected at the panel in the garage. In case of a surge, the surge protector will need to be replaced. All breakers are labeled and GFCI protection is performed at main panel at garage. All smoke and carbon monoxide detectors have built in 10-year lithium-ion batteries. In order to prevent nuisance alarms, detectors should be vacuumed out every 6 months.

Communications – Waitsfield Telecom has pulled fiber optic data lines from the pole at the street up Estes Road. Each house will have a fiber to the exterior of the house in the NID located near the electrical meter. The builder has provided a conduit in the attic that can serve to pull a fiber service wire to a central modem location in the mechanical room. There is a CAT6 wire pulled to the estimated TV location in the living room back to the mechanical room for a hard wire connection if desired.

Heat and AC - Each house has three sources of heat. The main system is the Samsung mini split heat pumps. This will serve as the primary heat and air-conditioning for the house. Each head is controlled by a remote located in each room. The heat or cool mode must be consistent throughout the house. You cannot be heating on one head and cooling on another. There are filters in each head that should be cleaned yearly. Refer to the owner's manual for more information. The Samsung heat pump will work in the winter; however, the efficiency of the system drops significantly when it is below 10 degrees F outside. For this reason, the Harmen pellet stoves have been installed. Your cost per BTU will be less during the coldest months with the pellet stoves compared to the heat pumps. The last source of heat is the under tile radiant. This is an electric mat wire installed under the tile. The purpose of this feature is more for comfort than heating the house. There are separate thermostats for each room that is equipped with the electric mat radiant wire. Please refer to the Laticrete owner's manual for setting up the thermostat.

Ventilation – Your house is considered very tight. In a tight home, ventilation is critical. There are many ways to ventilate a home and control the indoor moisture level. It starts with point source ventilation. That means to always use your timed bath fans when you are taking a

shower. This is the most effective way to remove the moisture before it enters the house. The timer will make sure the fan continues to run after you have left the bathroom.

HRV – The cape design at Estes is equipped with a ducted Fantech HRV fan. This fan is located in the attic space with the access door in the second bedroom upstairs. The control for this system is located downstairs near the entrance to the master bedroom. It is best to leave this fan on a timed cycle that reflects occupancy. For example, a couple with no kids may leave the fan on 20 minutes on 40 minutes off cycle. If there are 4 people living in the house, a continuous ventilation on low may be needed. During the coldest weather snaps, you should turn the fan off, but turn it back on when the temperatures return to seasonable.

Lunos – The single-story homes have a Lunos E2 pair of ventilation fans. This is a ductless system that works as a pair of fans to recover heat as it ventilates the house. There are two switches in the mechanical room that will set the timed program for these fans. Refer to the chart to determine what works best for your occupancy. Similar to the Fantech ducted system in the cape, more occupancy will require more ventilation. During cold snaps, turn them off for comfort and energy conservation.

Call Kingsbury Companies with issues with your home and they can inform the appropriate contractors. 802-496-2205