

Atlantic Construction Co.

Custom home · VT

EXECUTIVE SUMMARY

2,400 sf 4BR/2.5BA custom home for Atlantic Construction Co. — new construction on a rural Vermont lot. Quote covers site prep, frost-wall foundation, stick-frame envelope with spray-foam insulation, metal roof (snow load rated), high-end finishes, geothermal HVAC + heat-pump water heater, and permitted septic/well coordination.

KEY CLAUSES

9 V.S.A. ch. 64 — Vermont Prompt Payment (residential construction)

This Agreement is intended to comply with the Vermont residential construction and prompt-payment requirements set out in 9 V.S.A. ch. 64. All progress payments are due within ten (10) days of invoice. Unpaid balances accrue interest at the rate specified in the chapter. Contractor may suspend work on seven (7) days' written notice for non-payment in excess of 30 days.

9 V.S.A. ch. 51 — Vermont mechanic's lien (attachment-based)

Contractor reserves all rights under Vermont's lien chapter, 9 V.S.A. ch. 51. Vermont's mechanic's lien is attachment-based with distinct notice timing; if any payment is not made when due, Contractor may perfect a contractor's lien by attachment and notice against the Property in accordance with that chapter. Owner shall provide accurate ownership and lender information on request.

Warranty — 1 year materials & labor; VT common-law implied warranties not waived

Contractor warrants the work free from defects in materials and workmanship for one (1) year from Substantial Completion. Manufacturer warranties pass through to Owner. Vermont common-law implied warranties on residential construction are not waived by this Agreement.

Winter shutdown clause

Vermont winters routinely preclude foundation, exterior, and certain MEP work from approximately December 15 through April 1. If work is suspended due to weather, Contractor will winterize the structure (temporary heat, sealed openings, freeze protection of installed plumbing) at Owner's cost as a Change Order. All schedule extensions will be documented in a written amendment. No delay damages accrue during a weather-related suspension.

Act 250 / VT DEC coordination

If the project size, disturbance area, or jurisdiction triggers Act 250 review (10 V.S.A. ch. 151) or Vermont DEC wetland/shoreland review, Owner will engage a permitted environmental consultant at Owner's cost. Contractor will cooperate with the review process but is not responsible for Act 250 review timelines. Schedule will be adjusted by written Change Order if Act 250 review delays the start of regulated work.

SCOPE OF WORK — OVERVIEW

- S1. Site prep: clearing, grading, driveway base, utility staging
- S2. Foundation: continuous frost-wall footings, slab-on-grade, waterproofing
- S3. Stick-frame structure: walls, floors, roof, engineered lumber
- S4. Metal standing-seam roof: snow load rated, snow guards
- S5. Insulation + air sealing: closed-cell spray foam + RBES compliance
- S6. Geothermal HVAC + HRV + heat-pump water heater
- S7. Plumbing rough + finish: 2.5 baths, kitchen, laundry, mechanical room
- S8. Electrical: 200A service, full-home wiring, EV-ready garage circuit
- S9. Interior finishes: drywall, hardwood floors, tile, paint, cabinetry
- S10. Septic/well coordination, permits, Act 250 review (if triggered), final

SCOPE OF WORK

- S1. Site prep: clearing, grading, driveway base, utility staging** -> L1
- Clear and grub building footprint + 20 ft setback; chip or haul slash
 - Rough grade to design elevations; establish positive drainage at 6" per 10 ft min
 - Install temporary driveway with 6" processed gravel base; erosion controls (silt fence, check dams)
 - Coordinate utility staging: CVPS or GMP power, LP or propane stub, telecom conduit
- S2. Foundation: continuous frost-wall footings, slab-on-grade, waterproofing** -> L2
- Excavate 48" below grade per Vermont frost depth; form and pour 10" wide continuous footing
 - Pour 8" concrete frost wall; horizontal rebar at 12" o.c.; anchor bolts at 6 ft o.c.
 - Full-surface waterproofing (Tremco or equal); dimple mat + 4" perf drain to daylight
 - 4" concrete slab-on-grade over 4" gravel + 6-mil poly vapor barrier at mechanical space
- S3. Stick-frame structure: walls, floors, roof, engineered lumber** -> L3, L4
- 2x6 exterior walls at 16" o.c.; LVL beams and TJI floors throughout; engineer-stamped framing plan
 - Pre-engineered roof trusses (24" o.c.) designed for 70 psf ground snow load per VT regional climate
 - Zip System R-6 continuous insulated sheathing; all seams taped for air barrier continuity per RBES
 - Structural sheathing nailed to code; blocking, fire-stopping at floor platforms
- S4. Metal standing-seam roof: snow load rated, snow guards** -> L5
- 24-gauge Galvalume standing-seam metal panels, 16" wide, concealed fastener system
 - Full ice + water shield first 6 ft; synthetic underlayment over remainder
 - Snow guards (S-5 clamps) at eaves per VT practice; eave flashings to 36" AFF
 - Metal drip edge and ridge cap; all penetrations with custom metal flashings
- S5. Insulation + air sealing: closed-cell spray foam + RBES compliance** -> L6
- 2" closed-cell spray foam at rim joists and band joists; R-13 continuous
 - Open-cell spray foam at roof deck inside truss bays: R-49 total assembly
 - Dense-pack cellulose in 2x6 exterior walls: R-21 + R-6 continuous = R-27+ assembly
 - Blower-door test target 1.5 ACH50 max per Vermont RBES 2020 requirements
- S6. Geothermal HVAC + HRV + heat-pump water heater** -> L7
- Closed-loop ground-source heat pump (4 ton): 3 vertical bores at 250 ft each; pump, controls, ductwork
 - HRV (Zehnder ComfoAir 200 or equal): continuous ventilation per RBES whole-house rate
 - Lennox or Bosch heat-pump water heater (65-gal) in mechanical room
 - All HVAC permits, refrigerant certification, and final commissioning included
- S7. Plumbing rough + finish: 2.5 baths, kitchen, laundry, mechanical room** -> L8
- PEX-A supply manifold system; 3" ABS drain stack to septic stub-out
 - Rough-in for 2 full baths, 1 half bath, kitchen, laundry, mechanical room (HPWH drain pan)
 - Licensed VT plumber @ \$90–135/hr; all permits included
 - Finish fixtures at owner-selected allowance (\$8,500 plumbing fixtures budget)
- S8. Electrical: 200A service, full-home wiring, EV-ready garage circuit** -> L9
- 200A underground service entrance; main panel with whole-home surge protector
 - Full rough wiring: 4BR + 2.5BA + kitchen + basement + garage; AFCI/GFCI per NEC 2020
 - EV-ready 50A circuit at attached garage per VT electric vehicle readiness guidance
 - Licensed VT electrician @ \$90–135/hr; all permits and GMP interconnect coordination

S9. Interior finishes: drywall, hardwood floors, tile, paint, cabinetry

-> L10, L11

- 5/8" Type X drywall Level 4 finish throughout; 3-coat plaster at formal rooms
- 3.25" white oak hardwood (2,000 sf): sand, stain, 3 coats oil-based poly
- High-end kitchen cabinetry (custom shaker, \$22K allowance); quartz counters; tile backsplash
- Interior doors (solid-core, owner allowance \$4,500); base and casing trim; two coats premium latex

S10. Septic/well coordination, permits, Act 250 review (if triggered), final

-> L12, L13

- Coordinate with licensed site engineer for VT WW permit (mound or conventional septic per perc)
- Coordinate well driller and VT drinking water permit; water quality test prior to occupancy
- All building, electrical, plumbing, and Act 250 (if applicable) permits and fees
- Owner walkthrough, punch list, Certificate of Occupancy delivery

ESTIMATE LINE ITEMS

L1. Site prep + grading + driveway (S1)	\$18,000 - \$28,000
<i>Excavator + dozer mobilization; clearing; rough grade; 200 LF gravel driveway base; erosion controls; utility trench.</i>	
L2. Foundation: frost wall + slab (S2)	\$32,000 - \$46,000
<i>Excavation; forms; concrete (footing + frost wall + slab); rebar; waterproofing; drain; VT sales tax on materials.</i>	
L3. Framing — walls + floors (S3)	\$52,000 - \$72,000
<i>Dimensional lumber + LVL + TJI; Zip sheathing; carpentry @ \$55–90/hr; engineered framing plan.</i>	
L4. Roof trusses + sheathing (S3)	\$22,000 - \$31,000
<i>Pre-engineered trusses (70 psf snow); delivery + set; Zip roof sheathing; gable framing.</i>	
L5. Metal standing-seam roof (S4)	\$38,000 - \$52,000
<i>24-ga Galvalume panels + install; ice + water + underlayment; snow guards; flashings; ridge and drip edge.</i>	
L6. Insulation + air sealing (RBES) (S5)	\$28,000 - \$38,000
<i>Closed-cell at rims; open-cell at roof deck; dense-pack cellulose at walls; blower-door test.</i>	
L7. Geothermal HVAC + HRV + HPWH (S6)	\$52,000 - \$72,000
<i>3 vertical bores (750 LF); GSHP unit + loop + ductwork; HRV; heat-pump water heater; permits + commissioning.</i>	
L8. Plumbing rough + finish (S7)	\$22,000 - \$30,000
<i>Licensed VT plumber @ \$90–135/hr; PEX manifold; 2.5 baths + kitchen + laundry rough; \$8,500 fixture allowance; permits.</i>	
L9. Electrical — 200A + full wiring (S8)	\$24,000 - \$33,000
<i>Licensed VT electrician @ \$90–135/hr; 200A service; full rough; AFCI/GFCI; EV circuit; permits.</i>	
L10. Drywall + paint (S9)	\$28,000 - \$38,000
<i>2,400 sf + garage: hang + finish Level 4; prime + 2 coats premium latex; 3-coat plaster at formal rooms.</i>	
L11. Hardwood floors + cabinetry + finishes (S9)	\$68,000 - \$92,000
<i>White oak hardwood 2,000 sf; kitchen cabinetry \$22K allowance; quartz counters; tile; interior doors \$4,500; trim.</i>	
L12. Septic + well coordination (S10)	\$18,000 - \$28,000
<i>Site engineer WW permit; mound septic install; well drilling + casing; water quality test; VT DEC permits.</i>	
L13. Permits, inspections, punch list (S10)	\$8,000 - \$13,000
<i>Building + electrical + plumbing permits; all inspections; Act 250 if triggered; CO; final clean + walkthrough.</i>	

COST SUMMARY

Subtotal	\$410,000 – \$573,000
GC Overhead + Profit (15%)	\$61,500 – \$85,950
Contingency (10%)	\$41,000 – \$57,300
Retainage (5%, state-specific)	\$20,500 – \$28,650
Total	\$518,000 – \$724,000

DRAW SCHEDULE

Mobilization: 15%
Foundation complete + framing plate height: 25%
Roof dried-in + exterior envelope closed: 25%
Rough MEP inspected + insulation complete: 20%
Final walkthrough and Certificate of Occupancy: 15%

Need a scope checklist?

See the QC + inspection checklist BldSync generates for this kitchen reno — every assembly verified against state code + assembly standards.

mobile.bldsync.com/samples ->

DRAFT — AI-GENERATED. NOT FOR USE WITHOUT REVIEW.

Numbers are banded estimates derived from BLS, NAHB, and RSMeans cost data — not firm pricing for this specific project. Verify against your supplier and labor pricing before bidding. Clauses cite real state statutes; verify with a licensed attorney in your jurisdiction before signing. BldSync provides no warranty of fitness for any particular job. Use as a starting point, not a finished bid.