



CONSTRUCTION SPECIFICATIONS

GENERAL & EXTERIOR

- ◇ Monolithic Slab
- ◇ Engineered truss roof system.
- ◇ All homes meet or exceed local codes and standards building requirements.
- ◇ OSB sheathing of all exterior walls and roof.
- ◇ Architectural roofing shingles
- ◇ Vinyl siding and vinyl trim to be installed on exterior of home.
- ◇ Front elevation to receive shutters where room permits.
- ◇ Single hung vinyl windows per plan with half screen
- ◇ Insulated exterior doors.
- ◇ Exterior walls will be framed using 2x4s.
- ◇ OSB sheathing treated for termite protection. 1-year Warranty provided at Closing with May Exterminating.

INTERIOR

- ◇ Insulation Per Code
- ◇ Interior to receive 1/2" gypsum drywall on walls and ceilings and 5/8" drywall above garage if living space above.
- ◇ Baseboard, quarter rounds (as needed), window and door trim throughout home.
- ◇ White smooth finish ceilings.
- ◇ Two coats of flat wall paint throughout the home in Sherwin Williams-Agreeable Grey. Client can choose 1 color in lieu of Agreeable Grey without additional charge.
- ◇ Black Matte door hardware throughout.
- ◇ Garage will be finished drywall. It will be primed. Garage can be painted at an additional cost.

ELECTRICAL

- ◇ Black, Gold or Black and Brushed Gold Matte light fixtures to be installed throughout home Clients can select finishings
- ◇ Door chime and smoke detectors provided per NC building code

- ◇ Ceiling fan provided for the living room and all bedrooms.

PLUMBING

- ◇ Tank Water heater.
- ◇ PVC drain lines
- ◇ Washer, dryer, and icemaker connections.
- ◇ 2 water spigots on exterior walls

KITCHEN

- ◇ Stainless Appliances: Smooth top freestanding range, Dishwasher, Microwave, range hood and insert above range. Refrigerator NOT included
- ◇ Quartz, Granite or marble countertops. Level 2.
- ◇ Stainless steel single/double bowl sink. Farmhouse sinks are upgrades.
- ◇ Single lever Brushed Gold faucet. (Client may select different finish)

BATH

- ◇ Fiberglass tub
- ◇ Tile shower in Master bathroom.
- ◇ Exhaust fans in all bathrooms. Master bathroom will have Bluetooth capable exhaust fan (No additional cost)
- ◇ Mirrors over vanities.
- ◇ Double Vanity in Master Bathroom if space permits.
- ◇ Black Matte/Brushed Gold light fixtures, plumbing fixtures and bath accessories to be installed.

FLOOR COVERING

- ◇ LVP flooring throughout the house.

SITE

- ◇ Concrete Driveway upto 35 feet
- ◇ Concrete patio installed on the front and rear of home as per house plans
- ◇ Install sod in front yard (to end of proposed driveway) and back yard will be graded and seeded.