



CONSTRUCTION SPECIFICATIONS

KILLIS HILLS

GENERAL & EXTERIOR

- ◇ Monolithic Slab
- ◇ Engineered truss roof system.
- ◇ All homes meet or exceed local codes and standard building requirements.
- ◇ 1/2" OSB sheathing of all exterior walls and roof.
- ◇ Architectural roofing shingles
- ◇ Board and Batten vinyl siding front elevation or front gables. 5" Dutch lap siding on the left, right and rear elevation and PVC coil trim to be installed on exterior of home.
- ◇ Single hung vinyl windows per plan with half screen
- ◇ Insulated exterior doors.
- ◇ Ceiling fan on rear porch, where permits
- ◇ OSB sheathing treated for termite protection. 1-year Warranty provided at closing with May Exterminating.

INTERIOR

- ◇ Exterior walls and attic space will be insulated per North Carolina building code.
- ◇ Interior to receive 1/2 gypsum drywall on walls and ceilings.
- ◇ Trey Ceilings in Living room and Owner's suite (house plans vary)
- ◇ 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-City Loft or a color choice by clients.
- ◇ Interior Doors will be painted a different color besides white (client's preference)
- ◇ Matte Black or Brushed Gold door hardware throughout.
- ◇ Pocket door installed in Owner's suite closet and laundry room (where room permits)
- ◇ Main door lock with access to key fob and fingerprint entry mechanism.

ELECTRICAL

- ◇ Matte Black and/or Brushed Gold light fixtures to be installed throughout home
- ◇ Door chime and smoke detectors provided.
- ◇ Ceiling fan provided for the living room and all bedrooms in all house plans
- ◇ LED Recess Lightings in Owner's suite, Living Room, Kitchen, Bathrooms.
- ◇ LED light fixtures throughout the house.
- ◇ Custom Light Fixture Selections

PLUMBING

- ◇ Energy efficient electric water heater.
- ◇ PVC drain lines
- ◇ Washer, dryer, and icemaker connections.
- ◇ Minimum of two exterior water spigots.

KITCHEN

- ◇ Black Stainless Appliances: Freestanding Range, dishwasher, over the range microwave, hood insert with custom made cabinetry hood to match kitchen cabinets
- ◇ Garbage Disposal Operator on countertop
- ◇ Level 2 Quartz, Granite or Marble countertops. (Clients choice)
- ◇ Black quart single bowl undermounts kitchen sink.
- ◇ Single lever Black Matte/Brushed Gold faucet.
- ◇ Custom tile backsplash to cover under range hood and around kitchen cabinets
- ◇ 42" tall wall cabinets and crown moulding
- ◇ Rev A shelf Trash can pull out built inside the cabinet
- ◇ Rev A Shelf Spice Rack.

BATH

- ◇ Owner's suite bathroom will have custom tile shower with tempered glass shower door
- ◇ Owner's suite will also have a free-standing soaking tub with a free-standing faucet. Custom tile behind the tub will be installed. (house plans vary)
- ◇ Fiberglass tub in hallway Bathroom
- ◇ Exhaust fans with Bluetooth option in Owner's bathroom
- ◇ Full mirrors over vanities.
- ◇ Double Vanity sink with tops in master bathroom.
- ◇ Black and /or gold light fixtures, plumbing fixtures and bath accessories to be installed.

FLOOR COVERING

- ◇ LVP flooring to be installed on the first floor including laundry room and bathroom.
- ◇ Carpet on stairs and bonus room, if applicable.

SITE

- ◇ Concrete patio installed on the front and rear of home as per house plans.
- ◇ Concrete walk way from exterior garage door to driveway
- ◇ Install sod in front yard and back yard will be graded and seeded

****Homeowners are encouraged and allowed to make color selections and finishing selections based on their needs and wants. ****