

General Specifications: 114 Evergreen Point, Mt Gilead, NC 27306

Specifications:

Framing: Truss construction roof, walls 2x4 stick built, 16" on center, platform construction, per code. 18" Floor trusses between floors with ¾" Advantek flooring on top, glued and screwed in place. ½ OSB and Tyvek water vapor barrier on walls. All interior ceilings are 10 ft tall.

Foundation: Walk-Out basement with 10" thick and 10 feet tall site-poured concrete walls on three sides. 4" Mono-slab for basement floor with thickened slab for interior load bearing walls per plan. 6" of gravel and French drains under slab to prevent moisture issues. 10" concrete walls water sealed by Sealing Agents Inc including French drains beside walls.

Sheathing: Hardie Plank horizontal siding (Intelligent Gray by default). Window trim and corner trim in Hardie Plank white. Soffit and Fascia boxing in white vinyl and white aluminum wrap as appropriate. Stone (Weathered Ledge Sagewood) to 12" below windows on front and sides.

Insulation: Wall R-15 batt w/vapor barrier, ceilings R-38 batts per code.

Drywall: ½ inch nailed on edge, screwed in field, taped and mudded. Ceilings finished smooth.

Flooring: Hardwood laminate (LVP – Mohawk Revwood Cliffside Pecan) with tile (\$5/sf allowance) in the bathrooms.

Stair: Oak planks for treads with white wood risers. Wood post and black metal rails around top opening with black vertical thin metal pickets. Wood stair handrails as required.

Structured wiring. Cat 6 wiring for wireless router to Living Room right of the fireplace and to right hand bedroom closet on lower level. Phone line will be run to elevator area as required by code. No cable outlets planned as assumption is cable will be streamed from wireless system.

Paint: Two coats (primer and finish), (Sherwin Williams - Repose Gray), trim gloss white, ceilings flat white.

Trim:

Trim around doors and windows is planned to be custom, site-installed flat 1x4 and 1x6 stock in a Craftsman style throughout. Base trim will be 1x8 flat stock. Two-piece traditional crown will be in all ceilings except baths, laundry, pantry and closets. Chair rail with backer-board will be installed in the Dining Room. All trim will be paint grade.

Fireplace: Vent-Free gas fireplace as installed (Monessen 42" Lo-Rider Clean Face Firebox with Multitonal Gray Herringbone Interior Panels, and WMH 30" Super Sassafras 7-Piece Refractory Log Set LS30RSS)

12" Tile surrounding firebox and horizontal white Shiplap paneling on the balance of the face and sides of the wall box framed for the fireplace and TV above. Site-made white mantle above fireplace.

120 Gallon above ground LP Gas tank will be installed on the left side of the house.

Appliances: All appliances will be from the Frigidaire Professional Line:

- Professional 36" Free-standing 6-burner gas range/oven (PCFG3670AF)
- Professional 36" Stainless Canopy Wall-mount Vent Hood (FHWC3655LS)
- Professional 24" Built-in Dishwasher with EvenDry System (FPID2498SF)
- Professional 30" Wall Microwave Combination Oven with Total Convection (PCWM3080AF)
- Professional 27.8 Cu Ft French Door Refrigerator (PRFS2883AF)

Pot filler over stove.

Basement has plumbing and power for a refrigerator with ice-maker beside the wet-bar cabinet.

Roofing: ½ structural panels, Synthetic felt, 30 yr arch shingles, continuous ridge vent, aluminum flashing.

Gutters: Continuous form aluminum white 4 inch with downspouts over door areas.

Lighting:

Lighting was custom ordered from Contractors Building Supply. List available on request.

Windows: Atrium, Ultra Low-E/Argon , Energy Star, vinyl insulated, as installed, single hung or fixed per plan, screens will be included for operational windows.

Porches:

Front porch will be stamped concrete floor as installed. Includes four 6x6 stained Cedar posts. Porch ceiling will be 1x4 tongue-and-groove stained wood. Steps will be slate and stone with handrail as required.

Rear porch and deck will have Trex Transcend (Havana Gold as installed) flooring and black metal railing with small vertical metal pickets. Porch ceiling will be 1x4 tongue-and-groove stained wood. Gas line will be run to the deck area for a grill to connect to the main LP Gas tank.

Doors:

Exterior:

Front entry door will be a Southwood Doors Exotic Wood Entries – Andalucia 4LT single Mahogany door with 4 clear beveled glass openings. As shown at <https://www.southwooddoors.com/andalucia-4lt> except there will be single door instead of the two shown in that picture.

Deck and patio doors will be 8 and 6 foot sliding doors as installed.

Garage entry door is as installed.

Storage area door is 6 ft x 8 ft double door as installed to allow access for a golf cart.

Garage Doors: Two single doors with openers and wireless remote capabilities.

Interior: Sante Fe style panel hollow-core with wood grain . 8 ft doors on main floor, 6 ft doors on lower level. Flat stock trim in Craftsman style.

Pantry door will include glass with a "Pantry" design and the word Pantry in the glass.

Elevator doors will be solid-wood-core per code.

Closets:

Primary bedroom closet will have solid shelving with custom areas for shoes and storage.

Pantry closet will have solid shelving which allows for some counter-top appliances to be stored and used from that area. Electrical outlets will be placed to facilitate use of a coffee-maker or similar small appliances.

Other closets will have open white wire shelving with hang bars.

Elevator:

Savaria Elevator from Accel Elevators. Eclipse Model Type 1, 40"x54" interior. Stainless hardware and finishes. Interior walls and ceiling are unfinished Birch wood and can be stained or painted. Floor can be tile or LVT. Default will be tile. Elevator warranted for 36 months by supplier who is local. See picture at:

<https://www.accelelevatorsnc.com/savaria-elevators>

Hardware: Brushed nickel type plated door hardware, and bath accessories. Exterior doors hardware brushed nickel plated and includes deadbolt, all keyed alike, Schlage or equivalent.

Concrete driveway to street, : 12 feet wide, 4 inches thick, 3,000# mix. Parking area in front of home. Walkway to door.

Baths;

Sinks under-mount to granite or quartz remnants. Oil rubbed bronze faucets. 6 ft tile shower in primary bathroom. Tile from tub to just below window in second bath on main floor.

Tile shower in right side bath in basement. Fiberglass shower unit in left side bath in basement.

Comfort-height toilets throughout.

Cabinets Kitchen: White cabinets (Fabuwood) including 12 inch bar overhang in kitchen. White cabinets throughout except for Coffee-colored cabinets for bar/island. Quartz countertops in kitchen and in baths. Kitchen sink to be white Quartz under-mount.

Electric: Copper wire to code, outlets and switches to code. White switches and outlets. Hard wired smoke and carbon monoxide detector to code. Exterior floodlights as installed. Exterior outlets to code as installed. Recessed can lighting as installed.

HVAC: High efficiency electric heat pump as installed.

Plumbing: Fresh water PEX piping, PVC drains and vents. Two separately connected 50 gallon electric water heaters. Plumbing is planned and installed so that each will supply half of the home (one right half, the other the left half) to insure quick access to a large supply of hot water.

Montgomery County Public Utilities water and Mt Gilead sewer connection including grinder pump. Grinder pump is owned by the homeowner.

Exterior: 3 exterior water spigots.

Grading and landscaping: Landscape plan still to be designed and submitted for approval by the HOA. Landscape allowance of \$25,000 including seeding, plantings, and final grading.

Dock:

Application has been made. Design to be finalized. Expected budget to be \$90k. Gravel switch-back golf cart path to be created from house down the hill to dock.

Date: October 11, 2023

Client: _____

Builder: _____
Sandy Toes Builders Inc (Michael McClam)