



***Specifications for New Construction
1610 Colonist Square – Brick Landing***

Exterior Detail

Slab on grade system

2x4 stud walls @ 16" on-center

½" OSB sheathing

Building wrap on sheathing

Windows and doors taped

Vinyl single-hung windows (Viwinco or equal as per plan)

Exterior doors to be fiberglass (as per plan)

Engineered truss roof

½" sheathing on roof with 15 pound felt

Architectural shingles with ridge vent

Hardie board siding (as per plan)

Fascia and soffit vinyl covered

Driveway from front of house to street to be 20' wide, no turnarounds with 4' sidewalk from driveway to front of house

Landscaping and irrigation under allowance

Gutters w/ downspouts (black)

Garage doors (two 9x8 roll up doors) with openers as per plan

Covered back porch, no screen

Cultured stone as per plan



Interior Detail

½" drywall – all interior walls and ceiling, including garage

Smooth painted ceilings

1x6 painted baseboard, cottage style

1x4 casing on windows and doors, cottage style

4 5/8" crown molding in living room, dining room, halls, and bedrooms

Energy efficient insulation as per code

Interior doors MDF Hollow-core (3-panel pre-hung or equal)

Interior door hardware (Kwikset Halifax or equal)

Bedroom/bonus room and bathroom upstairs are finished

Fiberglass tub/shower unit in the bonus room bathroom

Available optional bonus room and attic is floored only with 1 receptacle (dedicated), and two keyless lights. No insulation or finish.

Electrical Includes

200-amp service

Ceiling fan pre-wired in living room and all bedrooms

10 recessed lights included (\$75 each for any additional lights)

Garage wire for two receptacles, two overhead lights and door openers

Any additional garage lights are \$40 each

All of house to be wired to meet NC Code requirements

One exterior receptacle at front door

One exterior receptacle at rear door



HVAC Includes

Heat pump or equal

Bath fans duct outside

Gas lines included for fireplace and tankless Rinnai water heater system

Heat pump for air handlers located in attic w/ ceiling registers

Two thermostats

Plumbing Includes

Toilets to be American Standard (Edgemere) or equal

Kitchen sink included in countertop allowance

Water heater to be tankless Rinnai system

Bathroom sinks included in countertop allowance

Two hose bibs included

All bathroom faucets and shower trims to be Delta



Allowances

<i>Cabinets, vanities and installation</i>	<i>\$20,000.00</i>
<i>All cabinet and vanity countertops</i>	<i>\$7,000.00</i>
<i>Light fixtures (purchase only)</i>	<i>\$4,000.00</i>
<i>Appliances</i>	<i>\$6,000.00</i>
<i>Tile flooring (material + labor)</i>	<i>\$4,000.00</i>
<i>Tile showers and tub showers</i>	<i>\$18,000.00</i>
<i>Shower doors</i>	<i>\$2,400.00</i>
<i>LVP finish floor (material + labor)</i>	<i>\$12,000.00</i>
<i>Closet shelving</i>	<i>\$1,500.00</i>
<i>Bathroom hardware + mirrors</i>	<i>\$1,000.00</i>
<i>Landscaping, shrubbery & irrigation</i>	<i>\$7,000.00</i>
<i>Concrete driveway, sidewalk and patio</i>	<i>\$12,000.00</i>
<i>Tile backsplash (material + labor)</i>	<i>\$1,500.00</i>
<i>Garage doors w/ operators</i>	<i>\$3,000.00</i>
<i>Electric fireplace</i>	<i>\$1,000.00</i>
<i>All plumbing fixtures (purchase only)</i>	<i>\$6,000.00</i>