

ROLINA HOMES WILMINGTON SPECIFICATIONS

ROLINA HOMES PROMISE

- 100% CUSTOMER SATISFACTION, 100% OF THE TIME ON FINAL INSPECTION PRIOR TO CLOSING.
- 1/2/10 YEAR WARRANTY PROVIDED ON ALL HOMES. ENROLLMENT AT CLOSING WITH 2/10 WARRANTY PROGRAM. 2/10 WARRANTY STANDARDS MANUAL AND ARBITRATION WILL BE USED TO SETTLE AND CONSTRUCTION CONCERNS.
- BUILD TIME (FROM FOUNDATION) TO BE 150 DAYS AND SUBJECT TO WEATHER AND SUBCONTRACTOR DELAYS. (FIRST TIME PLAN WILL ADD 30 DAYS TO ABOVE BUILD TIME)
- ALL PLANS ARE STRUCTURALLY ENGINEERED BY A LICENSED NC ENGINEER TO MEET OR EXCEED REQUIREMENTS OF BUILDING CODE.

LOT PREPARATION AND SITING

- BUILDER TO CLEAR AND PREP SITE.
- BUILDER TO PROVIDE COMPACTION TEST.

FOUNDATION

- MONOLITHIC SLAB FOUNDATION
- TERMITE TREATMENT: VA/FHA CERTIFIED TERMITE TREATMENT WITH RENEWABLE BOND PROTECTION PROGRAM

FRAMING

- WALL SYSTEMS: EXTERIOR AND LOAD BEARING WALL STUD SPACING @ 16" OC WITH DOUBLE TOP PLATE, PRESSURE TREATED SILL PLATE AND OSB SHEATHING.
- FLOOR SYSTEMS: ¾" TONGUE AND GROOVE OSB OVER "I" JOISTS OR "OPEN WEB" ENGINEERED TRUSSES.
- ROOF SYSTEMS: ½" OSB SHEATHING OVER OPEN WEB ROOF TRUSSES.

EXTERIOR FINISHES

- ROOF: 30-YEAR ARCHITECTURAL FIBERGLASS SHINGLES OVER 15# FELT
- SIDING: HORIZONTAL VINYL WITH A LIMITED 50-YEAR WARRANTY (PER PLAN)
- COLUMNS: TAPERED OR SQUARE (PER PLAN) WITH BRICK BASE (PER PLAN), 4x4 POST (PER PLAN)

- WINDOWS: LOW E VINYL SINGLE HUNG CLEAR WINDOWS WITH TILT SASH, SCREENS AND DOUBLE INSULATED GLASS. 20-YEAR WARRANTY ON GLASS, 10-YEAR PARTS AND 1YEAR LABOR.
- EXTERIOR DOORS: FRONT DOOR – PER PLAN
REAR DOOR – SLIDING GLASS DOOR (PER PLAN)
GARAGE DOOR- CARRIAGE STYLE WITH ROW OF WINDOWS (PER PLAN)

HVAC

- HEATING\COOLING: HIGH EFFICIENCY CARRIER 14 SEER ELECTRIC HEAT PUMP. AUTOMATIC DUAL ZONE DAMPER SYSTEM - PER PLAN. ELECTRIC HIGH EFFICIENCY AIR CONDITIONER DIGITAL THERMOSTAT. 5-YEAR WARRANTY ON COMPRESSOR & COIL, PARTS & LABOR, MISCELLANEOUS & WORKMANSHIP, AND LIMITED 5 YEARS ON AIR HANDLER
- EXHAUST FANS: EXTERNALLY VENTED IN ALL BATHROOMS.
- DRYER VENT: EXTERNALLY VENTED DRYER CONNECTION

PLUMBING

- WATER HEATER: 50 GALLON ELECTRIC TANK
- ICE MAKER: BUILT-IN ICE-MAKER CONNECTION @ REFRIGERATOR SPACE
- HOSE BIBS: TWO EXTERIOR HOSE BIBS (FRONT AND REAR)
- WASHER/DRYER CONNECTION: BUILT-IN WASHER/DRYER BOX CONNECTION
- MASTER BATH: MASTER SHOWER WITH TILE WALLS AND FIBERGLASS PAN WITH FRAMED GLASS DOOR. BATHS HAVE TILE FLOORS (PER PLAN)
- HALL BATH: ONE PIECE FIBERGLASS TUB AND SHOWER COMBO WITH TILE WALLS AND FLOOR
- FAUCETS: MOEN "SEENA" TWO LEVER BATHS FAUCETS, MOEN "SLEEK" KITCHEN SINGLE LEVER PULL OUT
- SINKS: 10" DEEP STAINLESS STEEL SINGLE BOWL KITCHEN SINK.
- BATHS: ELONGATED COMMODOES AND PEDESTAL SINK AT POWDER ROOM. (PER PLAN)
- SEWER LINE TO HOME INCLUDED

OWNER AGREES THAT ROLINA HOMES NC, LLC (BUILDER) IS NOT RESPONSIBLE FOR ANY AND ALL ISSUES AND CLAIMS FROM ITEMS NOT INSTALLED OR PERFORMED BY BUILDER.

ROLINA HOMES NC, LLC RESERVES THE RIGHT TO SUBSTITUTE MANUFACTURER, MODELS, MAKES AND STYLES AT ITS SOLE DISCRETION WITH SIMILAR MANUFACTURER MODEL, MAKES AND STYLES.

X _____
OWNER DATE

X _____
OWNER DATE

X _____
BUILDER DATE

_____ DATE

ROLINA HOMES WILMINGTON SPECIFICATIONS

ELECTRICAL

- EXTERIOR OUTLETS: GFCI PROTECTED WATERPROOF OUTLETS AT FRONT, REAR AND GARAGE.
- CABLE TV: CABLE TV PRE-WIRE PROVIDED @ GREAT/LIVING ROOM, MASTER BEDROOM (PER PLAN)
- TELEPHONE: TELEPHONE PRE-WIRE PROVIDED @ KITCHEN, MASTER BEDROOM (PER PLAN)
- CEILING FAN PRE-WIRE WITH FAN AND LIGHT KIT- INCLUDED IN FAMILY ROOM, MASTER BEDROOM.
- CEILING FAN PREWIRES INCLUDED IN EACH BEDROOM.
- OVERHEAD POWER SERVICE TO EACH HOME (UNDERGROUND POWER MAY RESULT IN UPCHARGE FROM UTILITY COMPANY)
- WASHER / DRYER: 110 V WASHER OUTLET AND 220 V DRYER OUTLET
- DOORBELL: DOOR CHIME CENTRALLY LOCATED WITH BUTTON @ FRONT ENTRANCE
- GARAGE DOOR OPENER - INCLUDED
- SMOKE DETECTORS: SMOKE DETECTORS PROVIDED @ EACH FLOOR AND BEDROOMS.
- LIGHT FIXTURES: MATTE BLACK OR SATIN NICKEL (PER PLAN)
- FLUSH LED LIGHTS: PER PLAN

INSULATION

- SIDEWALL: R 13 BATT (MINIMUM) OVERHANGS: R 19 BATT
- GARAGE CEILING: R 19 BATT (ONLY WITH CONDITIONED SPACE ABOVE)
- CEILING: R 30 BLOWN @ FLAT CEILING, R 30 BATT @ VAULTED CEILING

INTERIOR FINISHES

- DRYWALL: ½" DRYWALL THROUGHOUT HOUSE
- CATHEDRAL/VAULTED CEILING: INCLUDED (PER PLAN)
- 1ST FLOOR 9' CEILING: INCLUDED (PER PLAN)
- DOORS: PAINTED 2 PANEL SWING, BIFOLD AND BYPASS DOORS WITH MATTE BLACK OR SATIN NICKEL HARDWARE

- MOLDING: PAINTED COLONIAL OR CRAFTSMAN BASE BOARDS AND DOOR CASING, 6" BASE AND 3" CASING WINDOW WITH DRYWALL RETURNS, AND WOOD SILLS
- ATTIC ACCESS: 22"x30" (PER PLAN)
- PAINT: - SHERWIN WILLIAMS FLAT LATEX WALL PAINT, FLAT WHITE CEILING PAINT, AND SEMI-GLOSS WHITE LATEX PAINT ON TRIM
- CABINETS: KCD SHAKER STYLE 42" UPPER CABINETS IN KITCHEN, MASTER/HALL BATHS (PER PLAN), INCLUDING SOFT CLOSE DOORS/DRAWERS, PLYWOOD BOXES, DOVETAIL DRAWER BOXES AND FULL OVERLAY DOORS
- MIRRORS: INCLUDED IN ALL BATHS
- KITCHEN TOPS: GRANITE COUNTER TOPS
- BATH VANITIES: GRANITE COUNTER TOPS IN MASTER AND HALL BATHS, WHITE PEDESTAL IN POWDER ROOM
- SHELVING: VINYL COATED VENTILATED CLOSET SHELVING
- APPLIANCES: SAMSUNG STAINLESS STEEL SMOOTH TOP RADIANT 5 ELEMENT SELF CLEANING RANGE, HIDDEN TOP TOUCH CONTROL DISHWASHER, SS SPACE SAVER MICROWAVE AND 1/3 HP DISPOSAL
- FLOORING: 7" MOHAWK REVWOOD FLOORING IN ALL FIRST-FLOOR AREAS (EXCEPT BEDROOMS ON FIRST FLOOR AND STORAGE AREAS) WITH FIELD FINISHED OAK TREADS, CERAMIC TILE ALL BATHROOM 12 X 12 (SOME POWDER ROOMS LAMINATE PLANK PER PLAN) SHAW LEVEL 2 UPGRADE CARPET OVER FHA / VA APPROVED UPGRADED 6LB PAD IN CARPETED AREAS.

EXTERIOR

- PATIO: 120 SQUARE FOOT CONCRETE PATIO (PER PLAN)
- WALK/DRIVEWAY/PATIO: DRIVEWAY TO STREET PER PLOT PLAN
- EXTERIOR PORCHES: PER PLAN
- LANDSCAPING: SOD AND PLANTS TO SATISFY ZONING REQUIREMENTS

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