



CONSTRUCTION SPECIFICATIONS

2/2/23

Lot 154 Ironwood
3405 River Manor Ct
Franklinton, NC 27525

GENERAL

These specifications are for the construction of a masonry home with a vented crawl space per signed drawings to be supplied by a residential designer. First and second floor heated sq. footage is approximately 2872 sq. ft.

PLANS, ARCHITECTURAL AND ENGINEERING SERVICES

All building plans will be sealed by a Professional Engineer (P.E.) licensed in the state of North Carolina and familiar with residential construction techniques, codes and accepted building practices.

INSURANCES

Builders risk insurance shall be maintained for the duration of the contract. In general, the policy shall provide all risk, damage and liability coverage. Building sites are dangerous. Insurance and OSHA regulations do not allow children to visit the home site during construction unless accompanied by the buyers who take full responsibility for their children.

UTILITIES

ELECTRIC, TELEPHONE, GAS, CABLE

The Contractor shall provide electric service and gas lines installed from the main lines to the house. The Contractor shall have the electric and gas meters installed. The Owner shall have telephone and cable television services installed from the main lines to the home. These services should be scheduled by the Buyers approximately 1-2 weeks prior to move-in.

CLEARING AND GRADING

Trees are typically cleared to the following standards:

- Front yard- 0 to 20' from home
- Rear yard- 0 to 20' from home
- Side yards- 0 to 20' from home

FOUNDATION

Footings per NORTH CAROLINA STATE BUILDING CODE and/or engineered blueprints

- Termite treatment- Talstar 0.06 percent
- Waterproofing- French Drain system
- Foundation to be stucco on sides and brick veneer on front elevation.

FRAMING

- All framing to be per North Carolina State Building Code and/or engineering specifications on blueprints.
- Bands at decks, stoops- Pressure treated to prevent damage from moisture, except where deck or stoop is waterproofed.
- Sills- PVC or no rot equivalent
- Standard lumber grade- #2 SPF West Coast unless otherwise noted.

- Floor joists- Per engineered drawings
- Exterior walls- Minimum of 2x4 16" centers maximum spacing and as required by structural drawings.
- Wall sheathing- OSB and house wrap taped at seams for brick and siding exteriors.
- Corners and bracing- OSB
- Rafters- Per structural drawing
- Roof sheathing- Nominal 1/2" O

WINDOWS, DOORS AND SKYLIGHTS

- Exterior Door Standards:
 - Front door- 3/0 x 8/0 mahogany , 6-lite, clear glass
 - California sliding glass door on Family Room: 12'x8'
- Interior door standards- 6/8 doors. Hollow core doors
- Exterior Standards- siding per plan
- Boxing Standards- Gables 12" overhang
- Soffit Standards- Eaves 12" overhang, vented
- Frieze and/or fascia- 1"x6" SP
- Window surrounds- siding and Mira-tec
- Columns- Stained wood
- Dormers/cantilever details- equal siding with corner boards
- Shutters, if any- custom built shutters per plan

FRONT ENTRY PORCH

- Floor- concrete
- Railing- Iron
- Ceiling- paneling, stained or painted
- Porch Walls- siding
- Steps- brick

GARAGE

- Finished- Yes
- Walls and Ceilings- Smooth, painted sheetrock
- Moldings- Baseboard, window and door casings
- Floors- 4" reinforced concrete 3000 PSI (the garage floor will be sloped for drainage)
- Vapor barrier- 6 mil polyethylene under concrete
- Fill material- Gravel under the concrete
- Steps to home- As required to meet site conditions (Note: the garage slab elevation in relation to the first floor elevation is determined by site conditions and North Carolina Building Code and will vary from lot to lot; thus, the number of steps from the house to the garage will also vary.)
- Step Construction- treated wood
- Garage door standards- uninsulated, 18'

HEATING, VENTILATION AND AIR CONDITIONING

- System Standards: American Standard equipment to meet Energy Savers Certification
- Two units for separate downstairs and upstairs zones

PLUMBING

- Water supply lines to be Pex and fittings to be copper.
Waste lines to be PVC.
- Emergency shutoff valve to be accessible in the kitchen pantry, foyer closet or basement and individual cut-off valves to the other fixtures.
- Water heater to be electric tank in the garage
- Hose bibs/spigots: 3 each located on the front side and back side.
- Fixtures to be Delta Lahara, Leland, Ashlyn.
- Elongated, raised Gerber toilets.

ELECTRICAL

- All material is UL approved and wired to meet or exceed the National Electric Code specifications. Wiring per plan and as agreed to by Contractor.
- Lighting includes bulbs, fans, door bells and buttons, lights, exterior lights.

SPECIAL SYSTEM OPTIONS

- Cable TV in rooms specified up to 4 rooms.

INSULATION AND SOUND RESISTANCE STANDARDS

- Insulation Standards:
 - Exterior walls- R-15 Fiberglass batts
 - Floors- R-19 Fiberglass batts
 - Ceilings- R-38 Fiberglass batts
- Air infiltration- Tyvek house or equivalent
- Privacy wrap insulation- Bathroom walls (next to living areas), Plumbing drains (in ceilings of living areas.)

FIREPLACE

- Standard Prefabricated Features- Vented gas, ceramic logs in family room

SHEETROCK

- Standards- ½" gypsum walls and ceilings, screw fastened. Smooth painted ceilings.

PAINTING

- Exterior paint standards- Semi-gloss on windows
- Interior wall standards- Flat prime and rolled finish coat
- Interior trim standards- Prime and 2 brushed finish coat
- Areas to be wallpapered- none
- Paint grade- Sherwin Williams "Premium Quality Cashmere" or equal quality

INTERIOR TRIM

- 1 pc crown in select first floor rooms including (master bedroom, kitchen, family room, dining, foyer, back hall) but no closets or pantries or laundry room.
- 7 ¼" Speed base on first floor.
- 5 ¼" Speed base on second floor.
- Custom wood/MDF closets

STAIRS AND RAILINGS

- Red oak stair treads, Iron balusters

FLOORING

- Hardwood flooring: Luxury Vinyl Plank
 - Locations- Family, Dining, Pantry, Foyer, Kitchen, Mud, Ceramic tile flooring
- Tile
 - Locations- All Bathrooms, shower floors/tub walls, laundry, kitchen backsplash
- Carpet
 - Bedrooms 2-4 and gameroom. Master bedroom, master closet
 - Upgraded 8lb pad
- Subfloors to be ¾" tongue and groove plywood, nailed and glued.
- Tile floors to be durock underlayment under ceramic floors.

CABINETS AND COUNTERTOP

- Wood cabinets in kitchen, master bath. Wall cabinets 42". Color TBD
- Wood cabinets in other bathrooms.
- Granite countertops in the kitchen, granite remnants in bathrooms.

APPLIANCES

- Stainless steel microwave, cooktop, dishwasher, wall oven.

MIRRORS AND GLASS

- Framed mirrors in all bathrooms

HARDWARE

- Interior and Exterior Doors- Schlage black levers with square backplate
- Bath hardware- finish to be determined.
- Cabinet hardware- finish to be determined.

BACK PORCH/DECK

- Railing- Cable system
- Stairs- Per grade
- Flooring- Treated decking boards

DRIVEWAYS AND WALKWAYS

- Driveway standards- 28' parking pad in front of garage. Concrete 4" broom finish per plot plan.
- Driveway width- N/A

LANDSCAPING

- Standards- Includes design, plants, fertilizer, labor, seed and straw.
- Splash blocks are also part of the landscaping allowance where required.
- Final fine grading and any necessary topsoil and machine time to spread the soil in preparation for seeding/sodding shall be part of the landscape allowance.