



# Specification Sheet

## **Sorrell Oaks 11 - Spec Brookfield**

45 Chestnut Oak Drive, Youngsville, NC 27596

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### **1000 Preparation Preliminaries**

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#### **1000 Lot Information**

THIS HOME IS CURRENTLY UNDER CONSTRUCTION AND ALL FRAMING AND MECHANICAL ROUGH-INS (PLUMBING, HVAC AND ELECTRICAL) HAVE BEEN COMPLETED. FIELD CHANGES AND SELECTIONS MAY HAVE BEEN MADE THAT DIFFER FROM THE SPECIFICATIONS OUTLINED BELOW. IN THE EVENT OF A DISCREPANCY, THE AS-BUILT FEATURES CURRENTLY INSTALLED IN THE HOME SHALL SUPERSEDE THE SPECIFICATIONS.

This home is to be constructed on Lot 11 Sorrell Oaks 45 Chestnut Oak Drive Youngsville NC 27596

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#### **1001 General House Information**

Brookfield Floor Plan. 4 Bedrooms, 3 Full Bathrooms, 2 Half Bathrooms, Finished Game Room. 18x12 Screened Porch 12X14 Concrete Patio, Unfinished 3rd floor. Left Side Drive per plan. Sideload 3 Car Garage. Approximately 3557 Heated Square Feet.

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#### **1002 Permits and Fees**

ICG Homes will be responsible for obtaining all building permits with Franklin County.

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#### **1100 Architectural and Engineering**

Engineered plans included in contract. Structural or plan

changes made after contract or during construction will result in additional charges for design and engineering and will be billed per a change order.

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### **1200 Site Work**

ICG Homes will perform all site work and clearing and grading sufficient to allow for construction of the house. Clearing of wooded home sites is limited to approximately 30' from rear of home. Additional clearing of wooded areas past this limit will be an additional charge quoted separately and may be subject to ARB approval.

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### **1300 Utility Connections**

ICG Homes will provide connections to existing utilities for power, water & natural gas and install a private septic system based on approved design and in accordance with Franklin County Health Department regulations. It is Buyer's responsibility to have all utilities transferred to their name at time of closing.

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## **2000 Excavation and Foundation**

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### **2000 Footing and Foundation**

Foundation is a Sealed Conditioned Crawl Space.  
Foundation material is 8" CMU Block parged on 3 sides with brick front per plan.  
Footings & foundation Installed per engineered plan.

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### **2200 Waterproofing**

Damproofing of foundation walls with perimeter drain and 4" minimum clean stone  
Backfill foundation & rough grade  
Fill garage and porch slabs with clean stone

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### **2300 Termite Protection**

Termite treatment to protect against termite infestation and damage with one year warranty effective from date of closing.

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## **3000 Rough Structure**

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### **3000 Framing**

All lumber and framing materials sized and spaced per approved construction drawings and installed in accordance with NC Building Code. Home is stick framed with all walls 2x4 studs 16" on center unless specified otherwise. 10' First Floor Ceilings. 9'

## Second Floor Ceilings.

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### **3400 Garage & Porch Slabs**

Garage - 4" slab - smooth finish concrete  
Front Porch - Natural Stone with flag stone border - per plan

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### **3600 Plumbing System**

DELTA NICOLI 8" IN ALL SECONDARY BATHROOMS  
Delta Faucet SAYLOR BLACK 8" MASTER BATH  
Master Shower includes Coordinating Shower Head and  
Handheld Faucet on Separate Valve.  
HIBISCUS OVAL Free Standing Tub with Deck Mount Faucet in  
Master Bathroom.  
Kitchen: DELTA ESSA BLACK  
Kitchen Sink provided in Countertop specifications. FROM  
CCKB  
PROFLO Toilet PF6112WH/PF1501WH  
Tile Showers or Bootz Steel Tubs with Tile Surrounds in  
Secondary Bathrooms per plan.  
SS Undermount Sink (Dakota 2318) with DELTA ESSA BLACK  
BAR Faucet in Laundry Room.  
Two Exterior Hose Bibs  
Ice maker connection in Kitchen.  
Rinnai RL94iN Tankless Gas Hot Water Heater.

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### **3700 Electrical**

Interior & exterior outlets and all required Appliance and HVAC  
wiring will be placed per plans and NC Building Code.  
200 AMP electrical service  
LED Ceiling Lights in all walk-in closets, Pantry and Laundry  
Room.  
Under Cabinet Lighting in Kitchen per cabinet layout.  
Smoke Detectors in all Bedrooms and CO2 detectors on each  
floor per code  
Two Car Garage to have 1 GFI outlet on each wall and separate  
dedicated outlet for freezer  
Third Car Garage to have one GFI outlet on each wall.  
2 Exterior Flood lights on Rear Corners of Home.  
Exterior outlets located per Building Code.  
Recessed LED Can lighting included in Great Room(4),  
Kitchen(5), Hallways, Game Room(6) & over all tubs and  
showers.  
Pre-wiring for Pendant lights over kitchen island  
Combination 110v/USB Outlets: Kitchen Island(1), Kitchen  
Countertop(1),  
All Bedrooms, Screened Porch, Family Room and Rec Room  
are pre-wired for ceiling fans with light fixture.  
Installation of three ceiling fans included (choice of location -

default is Master Bedroom, Great Room and Screened Porch)  
Front Porch Lights  
Coach Lighting over Garage Doors

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### **3800 HVAC**

1st Floor 92% efficient gas furnace with 14 SEER A/C  
2nd Floor 14 SEER heat pump  
Honeywell T6 Wi-Fi enabled Programable thermostats each floor  
Bath fans installed in each bathroom  
Gas lines to all gas appliances  
Range hood install and venting

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### **3850 Fireplace**

36" Heat and Glo Slim Line SL7 Direct Vent Fireplace with Gas  
Logs in Family Room.  
Flush Hearth with Site Built Wood Mantle and Ceramic Tile up to  
Mantle Height or Cultured Stone Veneer to Ceiling.  
36" Majestic Courtyard Ventless Exterior Fireplace with Gas  
Logs on Screened Porch.  
Stone Surround and Mantle (to Ceiling). No Hearth.

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### **3900 Low Voltage**

All Bedrooms, Family Room, and Rec/Game Rooms are wired  
with a high speed Cat6 and RG6 cable outlet.  
If Family Room has built-ins adjacent to fireplace, conduit added  
to left built-in to fireplace TV location for future HDMI Cable  
If Screened Porch has a fireplace, wired with a high speed Cat6  
and RG6 cable outlet  
All low voltage wiring run to central network panel with conduit  
run to attic and crawl space for future expansion  
Conduit run from network panel to house exterior for future fiber  
run with heavy duty weatherproof box  
Security Panel Prewire in Master Bedroom and Mudroom  
Prewire/Trim photos taken and provided upon request  
Additional custom wiring such as speakers, surround sound  
available upon request for an upcharge

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### **4000 Roofing**

#### **4000 Roofing**

CertainTeed Landmark Shingles with 30 year Warranty.  
Synthetic Roof Underlayment.  
Metal Roofing per plan.  
<https://www.certainteed.com.../products/landmark/>

CHARCOAL BLACK SHINGLES

#### **4010 Metal Roofing**

Metal Roof Per Plan.

BLACK

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#### **4100 Masonry**

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##### **4140 Masonry Material**

Brick - Per Plan

PAINTED BRICK

INTERIOR STOE FIREPLACE TO CEILING CASA DI SASSI

CARBONE QUICK STACK

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#### **4500 Windows and Doors**

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##### **4510 Windows**

PlyGem 1500 Series Low-E Single Hung Vinyl Windows per plan.

Extension Jambs with Brickmould Profile. Screens Included.

WHITE 2 OVER CLEAR

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##### **4540 Front Door**

DSA 5/4x8/0 LH Alexandria 4LT E-04

Flemish Glass BLACK Hinges

<http://www.dsadoors.com/>

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##### **4545 Other Exterior Doors**

Windor 4 Panel Bi-Parting Sliding #2750 Door 12/0x8 Color - White In/Out

2880 RH Outswing Full Glass Rear Door 6 9/16 jamb BRF

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##### **4570 Garage Doors**

One 18x8 / One 9x8 Doors Sizes Per Plan

Lift Master Belt Drive Door Openers for each door (includes two remotes)

BLACK STAMPED SHAKER WITH MADISON GLASS AND SPADE HARDWARE

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#### **4700 Insulation**

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Home Insulated per NC Building Code  
Sealed Conditioned Crawl Space  
R-15 Fiberglass Batt insulation in exterior walls.  
R-38 Blown insulation between ceilings and attic/roof spaces.  
R-38 Fiberglass Batt insulation as needed where there is no access for blown insulation.  
R-30 Fiberglass Batt floor insulation in finished areas above garage

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#### **4800 Exterior Finishes**

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##### **4800 Exterior Siding**

Nichiha Fiber Cement siding installed per plan.  
MiraTec Exterior trim per plan.  
MiraTec Board and Batten Shutters per plan.

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##### **4900 Exterior Painting**

Sherwin Williams Paint Selections:  
One Siding Color: SITE WHITE SW7070  
One BOARD AND BATTEN-SITE WHITE SW7070  
BRICK COLOR SITE WHITE SW7070  
STARBURST- IRON ORE SW7069  
One Trim Color: IRON ORE SW7069  
Porch Ceilings STAINED TOASTED BARREL  
Front Porch Columns Painted- IRON ORE SW7069  
Front Door Stained (MinWax): TOASTED BARREL

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#### **5000 Drywall**

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##### **5000 Drywall**

1/2" Drywall installed with screws in field, perimeter nails, taped and finished. Garages finished and painted.

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#### **5100 Flooring**

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##### **5110 Hardwood Floors**

Engineered Hardwood Flooring  
Included in Kitchen, Breakfast, Family Room, Foyer, Dining Room, Bedroom 4, First and Second Floor Hallways  
Site Finished Red Oak Wood Stair Treads with Painted Risers.

NOBLES WAY WARM FORK RIVER

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##### **5120 Carpet**

8lb. Pad

Locations: All Second Floor Bedrooms/Closets and Game Room.

MIDWAY PLAZA ECRU

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## **5200 Interior Trim**

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### **5200 Interior Trim**

Trim package includes:

- 7-1/4" Baseboards
  - RB3 Door & Window Casing
  - BEADED COVE Crown Molding Included in Foyer, Family Room, Kitchen/Breakfast, Formal Dining Room, Master Bedroom and Bathroom, Lower and Upper Hallways
  - Wainscoting or Chair Rail trim detail in Formal Dining Room & Foyer (Style TBD during selections period)
  - Site Built Bench and Cubbies and Hooks with site built Red Oak seat at Garage Entry
  - Site Built Mantel Over Fireplace (painted or stained)
  - Site built Red Oak tops on Cabinets at fireplace per plan
  - Black Iron Balusters with PLAIN on Staircase
  - 4091 Craftsman Style Red Oak Newel Post with 6010 Red Oak Handrail
  - Stained Red Oak Stair Treads with Painted Wood Risers
- Closet and Pantry Wood Shelving:
- Pantry - 5 Shelves
- Linen - 5 Shelves
- Coat Closet - 1 Shelf/Rod
- Bedroom Closets - One Sweater Box, One Single Shelf/Rod & One Double Shelf/Rod
- Master Closet - 2 Sweater Boxes with Double Shelf/Rod and Single Shelf/Rod
- ADDITIONAL DETAILS TBD
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### **5210 Interior Doors**

Raised panel hollow core wood composite doors per plan. 8' doors first floor. 6'8" doors second floor.

CAMBRIDGE WITH BLACK HINGES

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## **5300 Ceramic Tile**

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### **5300 Ceramic Tile Specifications**

KITCHEN AND BUTLERS PANTRY BACKSPLASH- MARBLE  
ATTACHE LAVISH DIAMOND CARRARA CHEVRON GROUT  
FROSTY

LAUNDRY ROOM-BEDROSIANS ENCHANTE MODERNO 8X8  
GROUT FROSTY

BEDROOM 4 BATH- FLOOR MASSA CARRARA HEX GROUT  
FROSTY, WALLS ZELLIGE GESSA STRAIGHT GROUT  
FROSTY SHOWER FLOOR UPTOWN HEX BLACK GROUT  
SILVER SHADOW

FAMILY ROOM FIREPLACE- STONE PROVIDED BY STONE  
MASON

BUDDY BATH- FLOOR AND WALLS NY2LA GRAMERCY  
GRAY 12X24 BRICK LAY GROUT SMOKE GRAY

MASTER BATH- FLOOR VISCONDE SILVER MATTE 12X24  
AND WALLS VISCONDE SILVER POLISHED 12X24 SHOWER  
FLOOR VISCONDE SILVER 2" HEX

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## 5400 Cabinets

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### 5400 Cabinet Specifications

WELLBORN HANCOCK CABINETS  
Gourmet Kitchen Layout with Stacked Topper Cabinets to  
Ceiling.  
Built-in Single Wall Oven/Microwave and 30" slide in range with  
Chimney Cabinet Hood over Range.  
Soft close drawers with full extension glides and Gentle Touch  
soft close doors  
Double Trash Can Pull out in Kitchen Island

KITCHEN PERIMETER- GLACIER 625-160MB  
KITCHEN ISLAND- WILLOW 625-160MB  
BUTLERS PANTRY- WILLOW 625-160MB  
DOWNSTAIRS BEDROOM 4 BATH- ONYX 625-160BG  
DOWNSTAIRS POWDER ROOM- WILLOW 625-160MB  
FAMILY ROOM BUILT INS- GLACIER 625-160MB  
MASTER BATH- WILLOW 177-128MB  
BUDDY BATH - GLACIER 845-128MB  
UP POWDER BATH- ONYX 845-128BG  
LAUNDRY ROOM- GLACIER 845-128MB

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### 5420 Countertops

DOWNSTAIRS POWDER ROOM- CARRARA MARBLE  
RECTANGULAR SINK PENCIL EDGE  
KITCHEN- BIANCO ASPEN ZERO RADIUS SINGLE BOWL  
SINK PENCIL EDGE  
BUTLERS PANTRY- BIANCO ASPEN PENCIL EDGE  
LAUNDRY ROOM- STEEL GRAY LF PENCIL EDGE

BEDROOM 4 BATH- MIAMI WHITE QUARTZ PENCIL EDGE  
RECTANGULAR SINK  
UPSTAIRS POWDER ROOM- CARRARA MARBLE PENCIL  
EDGE RECTANGULAR SINK  
BUDDY BATH- BIANCO ASPEN QUARTZ PENCIL EDGE  
RECTANGULAR SINK  
MASTER BATH- CARRARA MARBLE RECTANGULAR SINK  
PENCIL EDGE

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## **5500 Appliances**

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### **5500 Appliance Specifications**

Kitchen Aid Stainless Steel Appliance Package:  
KFDC506JSS 36" 6 Burner Dual Fuel Slide-In range  
KOCE500ESS Built-in Convection Microwave/Single Wall Oven  
Combination  
KDTE204GPS Tall Tub Dishwasher  
Trade-Wind VSL4363RC Hood Fan  
No Refrigerator or Beverage Centers include

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## **5700 Light Fixtures**

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### **5710 Electrical Fixtures**

\*\*Smoke detectors, CO2 detectors, door bell, floodlights,  
fluorescent garage lights, Kitchen Under Cabinet lighting, LED  
closet lights, LED pantry light and LED Laundry Room Light are  
included and not part of this allowance.\*\*

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## **5900 Interior Wall Coverings**

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### **5910 Interior Paint Color(s)**

Sherwin Williams Flat Wall & Ceiling Paint. Three Colors.  
Semi-Gloss Trim Paint  
Primary Wall Color: TBD  
Accent Wall Color:TBD (Dark Colors are an upgrade and custom  
priced)  
Ceiling Color: TBD  
Trim Color: TBD  
Garages included.

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## **6000 Interior Hardware**

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### **6010 Door Hardware**

CENTURY BLACK  
SOLSTICE BLACK

## **6020 Mirrors, Bath Hardware, Shower Doors**

Frameless 3/8" clear glass shower enclosure in Master Bathroom.  
Semi-Frameless clear glass shower enclosure on the secondary Baths  
Shower rods for tub/showers in Secondary Baths.  
24" towel bar, toilet paper holder and one towel ring per sink in all bathrooms.  
Full Height Mirror in Master Bath with 2" Beveled Mirror Overlay.  
Site framed plate mirrors in Master Closet.  
FULL HEIGHT MIRROR IN ALL SECONDARY BATHS

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## **6100 Landscaping**

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### **6100 Landscaping Specifications**

Professionally Designed Landscape Package to Include Bermuda Sod Front Yard, Sides Yard and cleared areas of Rear Yard.  
Up to 15 foundation plants in Front yard, mulched plant beds.  
Subject to ARB Approval.

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## **6200 Driveway**

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### **6200 Driveway**

4" thick concrete driveway and sidewalk from driveway to front door.  
Size and Layout TBD during construction depending on grade.

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## **6300 Exterior Structures**

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### **6305 Screened Porch**

Screened Porch per plan. NO DECK  
Pressure Treated deck boards with 6x6 pressure treated posts.  
2x6 pressure treated rail with black round aluminum pickets.  
Removable Site built screen panels and screen door.

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### **6310 Patio**

12X14 Concrete Patio.

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### **6320 Front Porch Railings**

Front Porch Railings are not included unless required by NC Building Code. Builder will determine if grading or rails is most effective way to achieve code clearance. If rails are required, ICG Homes will install black wrought iron railing. If rails are not required but requested by Buyer for aesthetic purposes,

additional charges will apply.

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**6325 Gutters**

5" Aluminum gutters with downspouts and splash blocks included.

BRONZE

As a policy, ICG Homes does not pipe or bury any gutter downspouts underground.

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**6400 Completion**

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**6400 Final Walk Through**

ICG Homes to perform a new home orientation and final walk through inspection with Buyer prior to closing. At this meeting all warranty information and procedures will be provided.

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Client Signature

Date

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Client Signature

Date

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Contractor Signature

Date