



Specification Sheet

Sorrell Oaks 5 - Spec Savannah

30 Chestnut Oak Drive, Youngsville, NC 27596

1000 Preparation Preliminaries

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 5 Sorrell Oaks 30
Chestnut Oak Drive
Youngsville NC 27596

1001 General House Information

Savannah Floor Plan. 4 Bedrooms, 1 Half Bathroom, 4 Full Bathrooms, Finished Rec Room, Finished Craft Room, Screened Porch.
Right Side Drive per plan. Sideload 2-Car Garage with Tandem Front Load Third Car Garage. Approximately 3647 Square Feet.

1002 Permits and Fees

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

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.

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.

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.

2000 Excavation and Foundation

2000 Footing and Foundation

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

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

2300 Termite Protection

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

3000 Rough Structure

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. Radiant Barrier Roof Sheathing. 10' First Floor Ceilings. 9' Second Floor Ceilings.

3400 Garage & Porch Slabs

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

3600 Plumbing System

Supply and install the following plumbing fixtures as shown on plans.

Delta Faucet NICOLI BN
8" " spread in all secondary baths
Master Shower includes Coordinating Shower Head and Handheld Faucet on Separate Valve.
Signature Hardware 481157 FreeStanding Tub with Deck Mount Faucet in Master Bathroom.
Kitchen: Delta Faucet Essa, Brushed Nickel
Kitchen Sink provided by ferguson SINK KOHLER K6488-0
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 BAR BN Faucet in Laundry Room.
REC ROOM BAR SINK- DELTA ESSA BN
Two Exterior Hose Bibs
Ice maker connection in Kitchen.
Rinnai RL94iN Tankless Gas Hot Water Heater.

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, Rec Room(4) & 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

3800 HVAC

1st Floor 92% efficient gas furnace with 14 SEER A/C

2nd Floor 14 SEER heat pump

Honeywell T6 Wi-Fi enabled Programmable thermostats each floor

Bath fans installed in each bathroom

Gas lines to all gas appliances

Range hood install and venting

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.

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

4000 Roofing

4000 Roofing

CertainTeed Landmark Shingles with 30 year Warranty.

Synthetic Roof Underlayment. Metal Roofing per plan.

CHARCOAL BLACK SHINGLES

4010 Metal Roofing

Metal Roof Per Plan.
BLACK

4100 Masonry

4140 Masonry Material

Brick Veneer Per Plan:
PAINTED BRICK
INTERIOR FIREPLACE- NIVEO VOLTERRA TO THE CEILING
SCREENED PORCH FIREPLACE PAINTED BRICK

4500 Windows and Doors

4510 Windows

PlyGem 1500 Series Low-E Single Hung Vinyl Windows per plan.
Extension Jambs with Brickmould Profile. Screens Included.

WHITE 4 OVER CLEAR

4540 Front Door

DSA 6/0x8/0 RH Alexandria 4LT E-04
Flemish Glass Brushed Nickel Hinges

4545 Other Exterior Doors

Exterior Doors Per Plan. 2868 Half Glass Steel Garage Service Door at Third Car Garage.
2/8x8/0 Full Glass Door in Nook.
Windor 4 Panel Bi-Parting Sliding #2750 Door 12/0x8 Color - White In/Out

4570 Garage Doors

Doors Sizes Per Plan
18x8 Two Car and 9x8 Single Car

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

WHITE STAMPED SHAKER WITH CLEAR GLASS AND
SPADE HARDWARE

4700 Insulation

4700 Insulation

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

4800 Exterior Finishes

4800 Exterior Siding

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

4900 Exterior Painting

Sherwin Williams Paint Selections:
One Siding Color:DOVETAIL SW7018
BRICK- DOVETAIL SW7018
SHUTTERS- IRON ORE SW7069
One Board and Batten Color:DOVETAIL SW7018
One Trim Color:PURE WHITE SW7005
Porch Ceilings Stained (MinWax):RUSTIC BEIGE
Front Porch Columns Painted PURE WHITE SW7005
Screened Porch Rails (Sherwin Williams
SuperDeck):WEATHERED GRAY
Front Door Stained (MinWax):RUSTIC BEIGE

5000 Drywall

5000 Drywall

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

5100 Flooring

5110 Hardwood Floors

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

MONET MARISELLE

5120 Carpet

Carpet with 8lb. Pad

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

STAR STRUCK PARCHMENT

5200 Interior Trim

5200 Interior Trim

Trim package includes:

- 1X8" Baseboards
 - 1X4 Door & Window Casing
 - 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 ALTERNATE PLAIN AND 3408 hollow on Staircase
 - 4x4 Red Oak Newel Post with a 2x4 Square Red Oak Handrail with Square Rosettes. Square Stair Tread
 - 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
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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 BRUSHED NICKEL HINGES

5300 Ceramic Tile

5300 Ceramic Tile Specifications

KITCHEN BACKSPLASH- ZELLIGE GESSO STRIGHT LAID
GROUT FROSTY

FAMILY ROOM FIREPLACE- TO BE STONE FROM STONE MASON

BUTLERS PANTRY-Martini grey 2x6 glossy STRAIGHT STACKED VERTICAL GROUT SMOKE GRAY

LAUNDRY ROOM-BRICKWORKS ALCOVE 2X8 IN HERRINGBONE GROUT SMOKE GRAY

BATHROOM 4/STUDY BATH- FLOOR AND WALLS NY2LA MALIBU WHITE 12X24 STRAIGHT LAID GROUT FROSTY , SHOWER FLOOR Cool Mix FTINY285M12POLY GROUT FROSTY

UP HALL BATH- FLOOR BEEHIVE MEDLEY ASH GREY HEX GROUT STERLING SILVER? TUB WALLS MIDDLETON SQUARE OXFORD WHITE GROUT FROSTY

BATH 2- FLOOR MODERN HEARTH ASH WHITE 12X24 STRAIGHT LAID GROUT FROSTY, WALLS WELLFLEET RAIN STRAIGHT LAID GROUT FROSTY, SHOWER FLOOR MODERN HEARTH ASH WHITE 2X4 GROUT FROSTY

MASTER BATH- FLOOR URBAN FOUNDRY CAST NICKEL 12X24 STRAIGHT LAID GROUT STERLING SILVER?, SHOWER WALLS URBAN FOUNDRY ALUMINA 12X24 STRAIGHT LAID VERTICAL GROUT SILVER SHADOW, SHOWER FLOOR 2X2 URBAN FOUNDRY CAST NICKEL GROUT STERLING SILVER

GAMEROOM BACKSPLASH- Resurgence Josefina Color: 00190 Onyx GROUT BRIGHT WHITE

5400 Cabinets

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

Choice of Standard Cabinet Hardware included.

Final cabinet color and layout to be determined during selection period.

Optional Glaze Finishes, Glass Doors and other cabinet options available as upgrades during selections period.

KITCHEN ISLAND- HANCOCK WILLOW SINK KOHLER
K6488-0 HARDWARE 635-160SN

KITCHEN PERIMETER- HANCOCK GLACIER HARDWARE
635-160SN

BUTLERS PANTRY- HANCOCK WILLOW HARDWARE 635-
160SN WITH NO SINK

FAMILY ROOM- HANCOCK WILLOW HARDWARE 635-160SN

LAUNDRY ROOM- HANCOCK GLACIER 625-128SN

BATH 4/STUDY- HANCOCK ONYX HARDWARE 286-128SN

UP HALL BATH- HANCOCK GLACIER HARDWARE 105-
128SN

BATH 2-HANCOCK DOVE HARDWARE 286-128SN

MASTER BATH- PRAIRE SHALE HARDWARE 845-128SN

REC ROOM BAR- HANCOCK ONYX HARDWARE 625-128SN
WITH NO SINK

1/2 BATH- HANCOCK WILLOW 845-128SN

5420 Countertops

KITCHEN- BIANCO CALACATTA EASED EDGE SINK K-6488-
0 FROM FERGUSON

BUTLERS PANTRY- BIANCO CALACATTA EASED EDGE NO
SINK

LAUNDRY - MARENGO EASED EDGE

DOWNSTAIRS BEDROOM 4- BIANCO ASPEN EASED EDGE
RECTANGULAR SINK

BATH 2-CARRARA MARBLE EASED EDGE RECTANGULAR
SINK

UP HALL BATH- CARRARA MARBLE EASED EDGE
RECTANGULAR SINK

MASTER BATH- BIANCO ASPEN EASED EDGE
RECTANGULAR SINK

1/2 BATH-CARRARA MARBLE EASED EDGE RECTANGULAR
SINK

REC ROOM BAR- WHITE QUARTZ EASED EDGE NO SINK

5500 Appliances

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

5700 Light Fixtures

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.

5900 Interior Wall Coverings

5910 Interior Paint Color(s)

Sherwin Williams Flat Wall & Ceiling Paint. Three Colors.
Semi-Gloss Trim Paint
Primary Wall Color: SNOWBOUND SW7004
MASTER BEDROOM ACCENT WALL- PEPPERCORN SW7674
MUD ROOM BENCH SEAT- PEPPERCORN SW7674 SEAT TO BE STAINED
DINING ROOM AND FOYER- REPOSE GRAY SW7015
Ceiling Color: SNOWBOUND SW7004
Trim Color: SNOWBOUND SW7004
Garages included.

6000 Interior Hardware

6010 Door Hardware

EXTERIOR- CENTURY BLACK
INTERIOR- SOLSTICE BRUSHED NICKEL

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

SANTA CRUZ BRUSHED NICKEL

6100 Landscaping

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.

6200 Driveway

6200 Driveway

4" thick concrete driveway and sidewalk from driveway to front
door.

Size and Layout TBD during construction depending on grade.

6300 Exterior Structures

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.

6310 Patio

12x14 Concrete Patio

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.

6325 Gutters

5" Aluminum gutters with downspouts and splash blocks
included.

BLACK

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

6400 Completion

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.

Client Signature

Date

Client Signature

Date

Contractor Signature

Date