



Specification Sheet

Sorrell Oaks 16 - Spec Poquoson

30 Spanish 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 16 Sorrell Oaks 30 Spanish Oak Drive Youngsville NC 27596

1001 General House Information

Poquoson Floor Plan. 4 Bedrooms, 4 Bathrooms, Finished Game Room. 19x12 Screened Porch 12x7 Concrete Patio. Right Side Drive per plan. Sideload 3-Car Garage. Approximately 3921 Heated 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.

Max Impervious area 7000 Square Feet

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 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. 10' First Floor Ceilings. 9'

Second Floor Ceilings.
Vaulted Master Bedroom

3400 Garage & Porch Slabs

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

3600 Plumbing System

ALL BATHROOMS DELTA NICOLI BLACK 8" SPREAD
Master Shower includes Coordinating Shower Head and
Handheld Faucet on Separate Valve.
OVAL FreeStanding Tub with Deck Mount Faucet in Master
Bathroom.
Kitchen: DELTA TRINSIC Model:9159-CZ-DST
Kitchen Sink KOHLER K6488-0
PROFLO Toilet PF6112WH/PF1501WH
Tile Showers or Steel Tubs with Tile Surrounds in Secondary
Bathrooms per plan.
SS Undermount Sink (Dakota 2318) with DELTA ESSA
BRUSHED NICKEL Faucet in Laundry Room.
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, Game Room(6), Exercise 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), Study(1)
All Bedrooms, Screened Porch, Family Room and Rec Room,
Study 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 Programable 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 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.
MOIRE BLACK

4010 Metal Roofing

Metal Roof Per Plan.
BLACK

4100 Masonry

4140 Masonry Material

Stone Veneer
EXTERIOR NIVEO VOLTERRA
INTERIOR FIREPLACE- NIVEO VOLTERRA
FRONT PORCH FLAGSTONE- PENNSYLVANIA FULL COLOR

4500 Windows and Doors

4510 Windows

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

BLACK 4 OVER CLEAR
BLACK OUT WHITE IN

4540 Front Door

DSA 3/0x8/0 LH Tiffany Diamond 7lite
Clear Glass Black Hinges E-01B
<http://www.dsadoors.com>

4545 Other Exterior Doors

Sliders: WinDor Multi Slide Black- 12/0x8/0 Family Room;
handle on kitchen side

4570 Garage Doors

One 18x8 & One 9x8 Doors Sizes Per Plan

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

DRIFTWOOD STAMPED SHAKER WITH PLAIN 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: ON THE ROCKS SW7671
One Board and Batten Color ON THE ROCKS SW7671
One Trim Color: ON THE ROCKS SW7671
Porch Ceilings Stained (MinWax): CLASSIC GRAY
Screened Porch Rails (Sherwin Williams SuperDeck): WEATHERED GRAY
Front Door Stained (MinWax): CLASSIC GRAY

5000 Drywall

5000 Drywall

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

5100 Flooring

5110 Hardwood Floors

Included in Kitchen, Breakfast, Family Room, Foyer, Dining Room, Study (Bedroom 1st floor), First and Second Floor Hallways and Master Bedroom and Closet.

Site Finished Red Oak Wood Stair Treads with Painted Risers.
NOBLES WAY WINTERS RIVER

5120 Carpet

Carpet with 8lb. Pad
Locations: All Second Floor Bedrooms/Closets and Rec Room.
MIDWAY PLAZA ECRU

5200 Interior Trim

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
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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.
ROCKPORT BLACK HINGES

5300 Ceramic Tile

5300 Ceramic Tile Specifications

Ceramic Tile Flooring in All Bathrooms and Laundry Room.
Ceramic Wall Tile in Master Shower and on Wall behind free standing tub. Tile Shower Floor.
Ceramic Tile Surrounds in All Secondary Bathroom tubs/showers.

KITCHEN- CELINE 2X6 WHITE STRAIGHT STACKED

FIREPLACE- TO BE STONE

LAUNDRY ROOM- ANATOLIA MORING BLEND CHAIN

PATTERN MATTE MOSAIC GROUT FROSTY

DOWN HALL BATH- FLOOR NY2LA GRAMERCY GRAY
12X24 STRAIGHT GROUT STERLING SILVER WALLS ELAN
RIBBON GRAY GROUT STERLING SILVER SHOWER FLOOR
NY2LA GRAMERY GRAY 2X2 GROUT STERLING SILVER

MASTER BATH- WALLS MARMI ARBESCATO 24X24
STRAIGHT GROUT FROSTY FLOOR SERENDIPITY INFINITE
COOL GRAY GROUT STERLING SILVER SHOWER FLOOR
SERENDIPITY INFINITE COOL GRAY 2X2 GROUT STERLING
SILVER

BUDDY BATH- FLOOR AND WALLS RYHME SILVER
MELODY 12X24 STRAIGHT LAID GROU SMOKE GRAY

BATH 3- FLOOR BAMBUSA BIANCO 12X24 GROUT IRON
SHOWER FLOOR BAMBUSA BIANCO BASKET WEAVE
GROUT IRON SHOWER WALLS SONGBIRD QUILL GRAY
3X12 GROUT IRON STRAIGHT STACKED

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.

KITCHEN ISLAND- ONYX 286-160SBZ SINK KOHLER K6488-0
KITCHEN PERIMETER GRAY MIST 286-160SBZ TOPPERS
286-128SN
KITCHEN REFRIGERATOR WALL- ONYX 286-
160SBZTOPPERS 286-128SN
FAMILY ROOM- ONYX- 286-160SBZ
LAUNDRY ROOM- GRAY MIST 635-160SN
DOWN HALL BATH- GRAY MIST 635-160MB
MASTER BATH- MILAN SHALE 972-160MB
BUDDY BATH- WHISPER 645-160MB
BATH 3 - WILLOW 645-160MB

5420 Countertops

KITCHEN- CALACATTA GOLD SINK ZERO RADIUS SINGLE
BOWL EASED EDGE
LAUNDRY ROOM- WHITE QUARTZ EASED EDGE
DOWN HALL BATH- ARIEL RECTANGULAR SINK EASED
EDGE
MASTER BATH WHITE QUARTZ EASED EDGE
RECTANGULAR SINK
BUDDY BATH- CARRARA MARBLE EASED EDGE
RECTANGULAR SINK
BATH 3- WHITE QUARTZ EASED EDGE RECTANGULAR
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

Lights on File at Home Center
**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
Accent Wall Color:TBD (Dark Colors are an upgrade and custom
priced)
Ceiling Color: SNOWBOUND SW7004
Trim Color: SNOWBOUND SW7004
Garages included.

6000 Interior Hardware

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 MIRRORS IN ALL SECONDARY BATHS
SANTA CRUZ BLACK

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

12x7 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.

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

BLACK

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