



CONSTRUCTION SPECIFICATIONS

9/25/24

Lot 8 Harvest View Estates
75 Harvest View Way

GENERAL

- First and second floor heated sq. footage is approximately 3049 sq. ft.

FOUNDATION

- Vented crawlspace
- Stone veneer on front

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- 2/8 x 8/0 mahogany , 6-lite, clear glass
 - California sliding glass door in Family Room
- Interior door standards- 8/0 doors. Solid core doors
- Exterior Standards- siding, stone per plan
- Boxing Standards- Gables 12" overhang
- Soffit Standards- Eaves 12" overhang, vented
- Frieze and/or fascia- 1"x6" SP
- Window surrounds- stone and brick molding
- 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- stone
- Steps- stone

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.

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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
- Stone veneer on fireplace to the ceiling

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
- 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, Master bedroom, master closet
- Ceramic tile flooring
 - Locations- All Bathrooms, shower floors/tub walls, laundry, kitchen backsplash
- Carpet
 - Bedrooms 2-4 and gameroom. 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.
- Quartz countertops in the kitchen, quartz in the master bath.
- All other bathrooms Quartz tops

APPLIANCES

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

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MIRRORS AND GLASS

- Frameless glass shower in master
- 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- Aluminum
- Screened
- 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.