

Lot 16 Sanctuary at Lake Wheeler, "The Lake Adventure"
2808 Theresa Eileen Way, Raleigh NC 27603

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SITE WORK

Site	Lot cleared, rough graded and foundation backfilled for optimum drainage
Soil	Two step termite soil treatment
Septic	4-Bedroom septic system design with pressure manifold design
Water	Community water provided by Aqua Utilities with individual house water meter

FOUNDATION

Foundation	Brick/Block foundation with waterproof treatment and partial underground perimeter drain • Brick Veneer per plans- Cortez with Buff Mortar • Block foundation walls with parge coat painted to match siding • Custom built sealed and lockable access door	
Crawl Space	Sealed Crawlspace Conditioned & insulated	• 10 mil Poly vapor barrier (code requires 6 mil) • R10 Insulating wall boards (code requires R8) • Resists heat loss • Improves energy efficiency of home • Improves indoor air quality, reduces chance of mold

CONCRETE/FLATWORK

Garage	3000/3500 psi concrete, smooth machined finish with control joints	
Drive & Walk	3000 psi concrete, broom-finish with smooth “picture frame” border	Underground conduit pipes span the width of the driveway and walkway, providing access to all areas of the lawn for running future irrigation or electrical lines.

FRONT & FRIENDS PORCH

Porch Floor	Natural flagstone paver floor and step treads, Patterned Bluestone: PA Full Color
Ceiling	Smooth <i>HardiePanel</i> ceiling with 1X4 frame and crown, painted trim color
Handrail	Friends Porch: Wrought Iron, Vertical picket, Standard size
Friends Porch Column	<i>8” Cedar post with Santa Fe-48” bracket; Stained</i>

COVERED PORCH

Covered Porch and Deck	Outdoor gas fireplace with full height Brick surround and Stained mantle. • 5/4X6 Trex decking; Color: TBD • Rail system: Wrought iron: Horizontal Picket; Standard size • Stairs to rear yard • No screened panel inserts • Optional: Phantom Screen retractable Screen • 1X6 Tongue and Groove Pine, stained	Enjoy outdoor living year-round with the warmth of a gas fireplace on the covered porch. Combined with a ceiling fan this outdoor retreat overlooking the lake will be a popular spot no matter the weather. • Enjoy grilling from your rear porch while overlooking the lake • Phantom Screen Pre-wire: <i>Optional</i>, designed to prevent insects from entering your indoor and outdoor living spaces, provide shade from the direct glare of sunlight, and enhance your privacy, these motorized screen solutions appear at the touch of a button — and retract out of sight when not needed.
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FRAMING

Ceiling Heights	1st floor – 10’ smooth finish 2nd floor – 9’ smooth finish	
Structural Wall Sheathing	7/16” Zip Wall System	- Controls drafts, which promotes energy efficiency - Independent blower door tests show significant air sealing advantage over standard house wrap - Built in “<i>Stormex</i>” water resistive barrier - Manufacturer’s 30-year limited warranty

FIREPLACE

Family Room	Monessen Ventless LCUF42CR-C	- Clean louverless design - Hideaway screen pockets - Multi-tonal gray brick liner
Screened Porch	Majestic 36” Courtyard Outdoor, gas Concrete Firebrick Liner	- Elegant & durable stainless face and mesh screen 55,000 Max. Btu/hr input - Basket grate and concrete refractory lining <i>IntelliFire</i>™ ignition system with wall switch
Hearth & Surround	<u>Family Room:</u> - Full height tile surround face; Tile Allowance: \$1400; Mantle: Site Built 1X4 floating, Stained <u>Screened Porch</u> - Full height Cortez Brick with Stained wood mantle, Rough sawn Cedar	

DOORS-EXTERIOR

For added protection and peace of mind a maximum-security deadbolt is included on every exterior door		
Matching finish and keyed alike to eliminate additional house key		
Front Door	8/0 Mahogany; SDL glass grids, Schlage handleset with deadbolt and matching finish raised modern address number. <i>(See interior doors & hardware for handleset selection)</i>	
Rear Ext. Door	Win-Dor 3750 Sliding glass doors, clear glass Door size per plan	
Interior to Garage	Fire rated, solid core wood door to match interior door style. Painted to match trim color Double bored for deadbolt	

ROOFING

Main Roof	Certainteed Designer Series <i>Landmark</i> shingle	- Layered 2-piece laminated shingle with random tab designs offer a true dimensional look with soft shadow lines 30 yr transferable warranty with <i>Streakfighter</i> warranty against algae discoloration
Metal Roof	Decorative standing seam metal roof- Color: Dark Bronze	
Underlayment	Synthetic underlayment	Engineered, polypropylene-coated, woven fabric 10x stronger than felt underlayment 10-year warranty

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WINDOWS

Type	MGM Industries – 5610 Series - Single hung vinyl tilt sash, brick mould surround - Front windows trimmed per plan, Sides & Rear w/-5/4 trim surround	- Insulated glass with warm edge technology for exceptional thermal and sound insulation - Bottom sash tilt-down for convenient cleaning - Limited 20-year warranty
Grill Pattern	Per plan	
Screens	Optional- See Builder for pricing	

EXTERIOR SIDING & TRIM

Siding	8 1/4" Hardieplank Fiber Cement Lap Siding, Smooth	James Hardie Fiber Cement Siding - Low maintenance, fire, termite & fungus resistant products also resist cracking, rot and hail damage 30-year limited warranty
Soffit Panels	HardieSoffit and HardieTrim Boards	
Crown	#49 Crown Molding	Curb appeal is enhanced with the depth & dimension of 3-5/8" tall #49 crown
Boxing, Corner Boards, Pediments, Board & Batten	MiraTec Composite Trim (Includes window surround per plan)	MiraTec Treated Exterior Composite Trim - Durable, low maintenance cedar grained textured composite boards won't check, split or crack - Treated with zinc borate for moisture, rot and termite resistance

INSULATION

Air Seal Package	LiveGreen, Inc. certified insulation package - Expandable foam fire caulking in all areas that require draft stopping, including electrical and plumbing penetrations, top and bottom framing plates, top of dead air chases, fireplace chases - Styrofoam backer rod sealing of all windows and doors - Silicone caulk sealing of framing plates, headers & all jointed stud areas	Air infiltrates in and out of a home in many ways. Sealing problem areas improves the home's performance by: - Closing off routes that allow your heated air to escape so it stays where you want it - Inside - Reducing the run time of HVAC units and your utility bills - Improving indoor air quality by blocking dust, pollen and other air born allergens
Drain Lines	Plumbing drains insulated for sound	Deadens the sound of water draining between floors



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GARAGE

Garage Interior	Finished garage with sheetrock, smooth ceilings, trimmed and painted to match main interior house color	
Door	Hörmann Gemini Collection • 2500 series • Shaker Recessed Panel	• German engineered, American made • Sturdy 25-gauge steel with unique pinch-resistant tongue & groove section profile • Double layer steel + insulation
Opener	• Linear Model LDCO800	• DC motor operates with variable speed, allowing soft start & stop for smoother, quieter operation
Included Extras	Insulated polyurethane interior core • 7.4 R-value	Insulated panels provide temperature & noise control and add a finished look to the door's interior
	Decorative handle hardware • <i>Nottingham</i> handles	Historically accurate hardware enhances curb appeal
	Decorative window panels • “Long Panel” clear glass insert	Window panels bring in natural light and further accents the home's exterior with decorative inserts

HVAC

LiveGreen Certified System	Trane equipment with gas heat and individual floor systems • Digital programmable thermostats (2) • 1st fl, 14.3 SEER 2; 90% Furnace; Split System • 2nd fl, 14.3 SEER 2; 90% Furnace; Split System
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ELECTRICAL & LIGHTING

Smoke Detectors	Direct wired per code	Wired to your home's electrical system with internal battery backup in case of power loss
Exterior Receptacles	Placed per plan and local code	Conveniently placed around porches and/or along your home's foundation exterior
Exterior Lights Wiring Locations	Floodlights (3) • 2 Front, 1 Rear	
	Front Porch/Entry • 1-Hanging light	Side Porch • 1-Wall light
	Covered Rear Porch • 1- Ceiling fan/light • 4- Recessed Cans and 2- Wall Lights	
Ceiling fan	Wiring & bracing provided in family room, bedrooms, playroom, & porches	<i>Installation labor for up to five fans included</i>
Fixture Allowance	\$12,000 includes under cabinet lights, doorbell, bulbs, ceiling fans, floodlights, etc.	
	• Minimum 95% of total bulbs to be LED	Energy efficient bulbs save in electricity costs
Included Extras	2-Switched receptacles, per plan	Allows a standard light switch to operate a lamp or device plugged into a wall outlet
	Kitchen Island pendant lights-3	Decorative hanging fixtures highlight work area
	45-Recessed can allowance	4" Recessed Cans with LED trim typical
	LED lights in glass uppers Butlers Pantry	Accent lighting highlights glass doors at cooktop
	Flush mount LED disc: Size per builder	Rated 40,000 hrs, Dimmable
	Kitchen under cabinet lights	Hard wired under cabinet accent lights

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**Lot 16 Sanctuary at Lake Wheeler – “The Lake Adventure”****PLUMBING**

<u>Kitchen</u>	• 1/2 hp garbage disposal • Ice maker hookup	<u>BR#4 Bath</u>	• Kohler cast iron tub, white, with tub/shower fixtures
<u>Kitchen Sink</u>	Kraus-Kore 33” Workstation with accessories, #KWU110-32	<u>Showers</u>	• Shower fixtures on ceramic tile surround
<u>Water Heater</u>	AO Smith AT-I-540N; tankless with Hot water recirculating loop/pump	<u>Hose Bibs</u>	• 1 Hot/Cold • 2 Cold ; Field located
<u>Laundry Sink</u>	Stainless undermount sink #11447	<u>Toilets</u>	• Gerber Maxwell Ergo-Height
<u>Master Tub</u>	MAAX Louie 6731 Freestanding Tub	1-piece acrylic garden tub with 1/2-wall/deck mounted faucet	
<u>Included Extras</u>	• Laundry: Stainless utility sink	• Pantry: Kraus-Kore 27” Workstation #KWU110-27 • Wet Bar-Bonus: Elkay Quartz Classic; 24” Black	

FIXTURES

Made in America for 50 years, **Delta’s** cutting edge innovation is the product of tireless research and rigorous durability testing. Their wide range of styles and designs is inspired directly from customer feedback and the models selected for this home add the perfect accent to your kitchen and baths.

Kitchen Faucet and Pot Filler	<i>Trinsic</i> Faucet: 9159-CZ-DST, Single handle pull down spray Pot filler: 1165LF-CZ Contemporary Wall Mount Pot Filler CHAMPAGNE BRONZE
Pantry	<i>Trinsic</i> 9159-CZ-DST; Single handle pull down spray CHAMPAGNE BRONZE
Rec. Room	<i>Trinsic</i> : 9959-BLLS-DST MATTE BLACK ; Single handle with pull down spray Bar/Prep faucet
Master	<i>Trinsic</i> Collection Faucets: 3559-CZMPU, 8” spread Shower: Monitor 17 Series trim T27859-CZ with 52688-CZ-PR H20kinetic Shower Head Over Head Shower: Rain can shower head Delta 52158-CZ25 (12”) with 14” down rod Diverter: T27859, 3-function diverter with R22000 rough-in Roman Tub: TRINSIC T2759-CZ CHAMPAGNE BRONZE
Powder Bath	<i>Zura Collection</i> Faucets: 3574-CZMPU, 8” Spread CHAMPAGNE BRONZE
1/2 Bath Upstairs	<i>Nicoli Collection</i> Faucet: 35849LF-BL , 8” spread MATTE BLACK
BR#4 Bath	<i>Nicoli</i> Collection 35849LF-CZ , 8” spread Shower: T142749-CZ CHAMPAGNE BRONZE
BR#2 and BR#3/Gym	<i>Nicoli</i> Collection 35849LF-BL , 8” spread Tub/Shower: T144749-BL Shower: Shower: T142749-BL MATTE BLACK
Laundry	<i>Essa</i> Collection Faucet #9113-BL-DST, Single handle MATTE BLACK

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FLOORING

Hardwoods	Chesapeake Points East Collection Engineered Hardwood Allowance - First floor to include Master and Guest Bedroom#4 and Closets - Excludes bathrooms and Laundry - Front staircase - Second floor balcony/hallway ½ Bath- 2nd floor - Office/Flex- 2nd Floor	- European Oak with urethane finish - Extra wide 7 -1/2” planks - Wire brushed texture with matte gloss - EPA, Carb II & GreenGuard certified 50-year residential warranty
Included	Louvered hardwood floor registers, inset	Custom hardwood registers sit flush with the floor and stained to match surrounding hardwoods
Carpet	Finishing Touch series allowance or comparable, installed with 8 lb. Pad - Bedroom # 2 and 3 and closets <i>Rec Room - Mystique Carpet Allowance</i>	
LVP	Ellenwood Series <i>Gym, Closet and Conditioned Storage</i>	
Tile	- All bathroom floors - Laundry room floor	

TILE - OTHER

Bathrooms-4	Tile floor with matching shower or tub, floor and walls
Zero Entry Shower	Master and Guest/BR2 Shower Floors
BR# 4 Bath	Tile floor & tub surround
Kitchen	\$1800 Allowance for custom design tile backsplash
Fireplace	Full height tile surround; Allowance: \$1400

STRUCTURED WIRING

The central connection point for the home’s structured wiring network, this large 28” enclosure offers ample expansion space to add modems, router switches, intercom modules, or any other future home network upgrades		
Panel	28” Steel recessed enclosure with lockable, hinged cover Combination video & telecom module	The central connection point for the home’s structured wiring network, this large 28” enclosure offers ample expansion space to add cable modems, router switches, or any other future home network upgrades
Cat 6 Wiring	(12) Data ports located per plan:	
	Surround Sound Pre-wire: Rec Room Speaker Pre-wire: Family, Kitchen, Screened Porch	Enjoy true 5.1 surround sound for your football games or movies with no unsightly speaker cables. 1 center, 2 main, 2 rear and 1 subwoofer channels are wired and ready for your hi-fi speaker system
	In-wall chase for future TV wiring Family room	Flexible 1” race way with pull string designed for simple future wiring additions to your television
	Home Surveillance Video Pre-wire - Front Porch (Doorbell wiring) - Driveway area and Rear Yard	Low voltage wiring in place for easy installation of home surveillance camera system
** Ask Future Homes about Additional Available Options **		

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SHOWER GLASS, MIRRORS & ACCESSORIES

Glass Showers	Master bath & BR#2	Frameless Shower Package: Master & BR#2- Champagne Bronze • 3/8” heavy glass, Master: No Door; Use C-Clamps • BR#2: U-channel across bottom and side edge • Back-to-back C-pull door handle
	BR#3 bath	Semi frameless shower enclosure; Matte Black • Tall- 1/4” glass door with full length hinge • Back to back drilled C-pull door handle
Mirrors	Custom framed decorative hanging mirror • Powder Bath • 1/2 Bath Upstairs • BR#2/Guest Bath-TBD-Verify with Wall Sconces Plate glass tall mirrors with overlay: Custom Height • Master bath(2) TBD Verify with Wall Sconces 42” tall plate glass mirrors • BR# 2 • BR# 3; Inset 3-4” Tall plate glass mirror in trim frame • Master Closet	

DOORS & HARDWARE-INTERIOR

Door Style & Casing	Masonite Logan Smooth, 2-panel-recessed • 8’ height doors; 1st Floor: <i>Solid Core</i> • 6’8 height doors; 2nd Floor: <i>Hollow Core</i>	• 1X4 MDF Casing- 1st Floor • 1X4 MDF Casing- 2nd Floor
Garage Entry	Fire rated solid core to match interior doors, painted	
** Exterior Doors and Garage Entry Door is Double Bored for Deadbolt **		
Front Door Handleset	Schlage handleset with single cylinder keyed deadbolt • “Century” F-Series	
Hardware	Schlage Latitude F-Series with Collins Trim; #622 Matte Black	

CABINETS & COUNTER TOPS

Type	Integrity Cabinets		• Made in America • Kitchen uppers to ceiling • Full overlay doors and drawer fronts • Dove-tailed, soft close drawers with full extension under-mount slides • Door-soft close hardware
Door Style	5-piece wood door-Painted or Stained		
Included	• Roll out trash can & all door hardware- \$6.00 per piece allowance		
Counter Tops	Kitchen, Pantry, Master and Powder baths	Quartz, Designer program, Level 5-Allowance KITCHEN ISLAND: Waterfall Edge; 3CM <i>Powder Baths: Check for Remnants</i>	
	Bathrooms, laundry, and wet bar	Quartz, Designer program, Level 3-Allowance	
Included Extras	• Wall unit above washer & dryer • Pantry/Scullery to include rollout trash • Rec Room wet bar to include rollout trash		Complete laundry room cabinetry system provides concealed storage for laundry and utility supplies

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INTERIOR TRIM

Casing	Cased openings & windows to match door casing profile • 1X4 MDF Casing- 1st Floor • 1X4 MDF Casing- 2nd Floor	
Base Board	1X8 MDF base – 1 st Floor; Square profile 1X6 MDF base – 2 nd Floor; Square profile	
Crown	EC 81, 7” MDF • First floor (excluding closets and vaulted ceilings), Pantry, & Second floor hallway EC 80, 5-1/4” MDF • Bath #2 and 3, ½ Bath, and Rec Room (Excludes closets)	
Master	• Vaulted ceiling with 2 wood beams; *Stained*	
Master Bath	• Tub Wall: 1X8 MDF shiplap: Painted accent color: TBD • Shower Entry: Base Cabinet, floating with 2 shelves and 1X8 MDF shiplap: Painted accent color-TBD	
Stairway Trim	Treads	Main stairs – White oak, square profile, stained to match hardwood floors
	Newel	Modern Routed Newel, 3-1/4”, #4900; House of Forgings
	Balusters	Iron: House of Forgings 16.6.10 Arch with 16.2.1-T Straight Square; Satin Black Pattern: 4- Straight: 1 Arch Arch to bottom. See Picture
	Handrail	CH 6840 White Oak
Closets	Custom built MDF shelf, wood rod & storage system in all closets, pantry and linen closets • Master: 2- Sweater box, Dresser Drawers, Shoe Stack, and Full height mirror in trim frame • BR#2,3,4,; Includes -Sweater Box-24”	
Family Room	• Fireplace surround: Full height tile face with Site Built 1X4 Stained Wood Mantle • Built-in Shelves on each side of fireplace	
Mudroom	• Custom built in bench seat with 4-lockers, shiplap backing. Painted: *Decorative Color* • Pocket Doors to Laundry: Logan Smooth, 2-panel-recessed; Solid Core	
Entry Foyer	• 1X Wall Panel Design- 4 Walls: See builder	
Laundry	• Hanging rod and shelf above sink base	
Study	• Room painted Decorative Color: Verify Location • Pocket Doors: French Doors: 2/8 X 8/0 pair; 3-light; Painted Accent Color • 1 X 2 MDF Wall Panels; 1-wall; See Picture	
Dining	• Vaulted ceiling with 2 wood beams; *Stained*	
Pantry	• Base Cabinets to include Sink, Dishwasher, Rollout trashcan: Quartz top • Refrigerator surround by Trim Carpenter • Custom shelving design: See Builder	
Rec Room	• Wet bar with Beverage center, Sink, Shiplap wall and 2 floating shelves above: Painted to match cabinets • French Pocket Door 2/6 Pair, 1-lite glass door, Full lite	
Garage Interior	Finished garage with smooth ceilings, trim and painted to match main interior house color	

**Lot 16 Sanctuary at Lake Wheeler – “The Lake Adventure”****APPLIANCES**

Wall Oven	JOESC330RL	30” Jennair RISE™ Convection Single Wall Oven • Multimode® True Convection System • 7.8-Inch Full Color Ultra Wide LCD Display • Glide Rack • Temperature Probe
Range	JDRP436HL	36” Jennair RISE™ Dual-Fuel Professional Range • Dual-Fan true convection • 20,000 BTU Dual-stacked powerburner
Hood liner	Trade-Wind VSL4364	34” Trade-Wind Wall Mount Liner Insert • Pro-style vent insert with cabinetry surround • Electronic touch controls with blue LED lighting
Dishwasher(2)	JDTS3924SL	24” Jennair RISE™ 39 dBA Dishwasher • Best Dry Performance in its Class* • Precise Fit 3rd Rack for Cutlery • Waterlock Leak Detection System
Speed Oven Microwave	JJOEMC130RL	30” Jennair RISE™ Built In Single Wall Speed Oven • Convection & Microwave Combination Cooking • 1,200-Watt Convection Element • 7.8-Inch Full Color Ultra Wide LCD Display • Sensor-Cook and Speed-Cook Function
Beverage Center Butler’s Pantry	Avallon ABR242SG Stainless Steel	24”, 152-Can Beverage Center (1) Butler’s Pantry, (1) Rec Room Dry Bar • Full-view glass door, LED interior lighting • Double pane glass, touch control panel, and lockable door
Beverage Center 2 nd Floor Rec	Avallon ABR242BLSS Black Stainless	
Refrigerator Kitchen	JBSS48E22L	48” Jennair Built-In Side-By-Side Refrigerator • External ice and water dispenser • Precision Temperature Management System™ Ultra-quiet 39 dBA with no abrupt start or stop cycles
Refrigerator Pantry	<i>Optional</i>	Pantry has been setup for <i>Optional</i> 36” Refrigerator



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LANDSCAPING FEATURES

Sanctuary at LW Package	Bermuda sod installed on front, sides and 50’ across rear yard. Septic field to have final grade and partially covered with pine straw. • Shrubs, trees, and flowers provided and arranged per lot • Designer mulch on plant beds around foundation and front yard • Fresh pine straw buffer between sod and natural/undisturbed areas	
Underground Irrigation	<i>Optional; Separate H2O meter req.</i>	Independently programmable zones customized for your yard’s layout to maximize coverage and water efficiency.

ENERGY PERFORMANCE

LiveGreen Inc. Certified Home	The energy performance of this home exceeds building code energy requirements and is inspected, rated and certified by LiveGreen Inc, a third-party energy specialist. Built in accordance with the materials, products and construction methods required for earning the classification of LiveGreen Certified, this home ensures the homeowner peak performance, consistent comfort and the confidence of making a solid investment.
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Warranty

RWC 6-Year Limited Structural Warranty is included