

O'Connell Developing, LLC

Residential Builder

Cary, NC

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www.oconnelldeveloping.com

Specifications & Allowances

209 W. Franklin St.

Zebulon, NC 27597

Building Cost: \$409,000

General Features

Warranty	Builders 1-year warranty
Bedrooms & Bath	3 bedrooms and 2 1/2 baths, Loft

Interior Trim

Window/Door Casing	1x4 Craftsman style
Baseboard	1x6 throughout
1-piece cove molding	Family Room, Kitchen/Dining, Master Bedroom
Closets	Custom wood shelving w/ stained closet rods

Interior Doors

Door type	Craftsman, 3 Panel
Door hardware	Kwikset, Brushed Nickel, Lever

Plumbing

Kitchen

Sink	Single Bowl, White
Faucet	Goose neck, Brushed Nickel, Pull-down

Master Bath

Shower	Ceramic tile floor & surround with glass enclosure
Lavatory (2)	Cabinets w/ granite tops, under mount sinks
Fixtures	Brushed Nickel, Single handle

Secondary Baths

Tub	1 piece fiberglass enclosure, 2 nd Floor
Lavatory	Cabinets w/ granite, under mount sinks, single hole spreads
Fixtures	Brushed Nickel, Single Handle

General Plumbing

Toilets	Elongated toilets in all baths (Gerber brand)
Water Heater	Tankless, Natural Gas

Foundation vents	Black plastic/slide per code
Termite Soil Treatment	Chemical treatment w/ one year warranty
Crawl Space	Cleaned, graded, covered w/ 6 mil plastic
Termite Soil Treatment	Chemical treatment w/ one year warranty

Exterior Siding & Trim

Siding Type	Fiber cement
Front Elevation	Fiber cement
Trim Type	Miratec
Trim paint	One coat exterior primer & one coat exterior semi-gloss

Garage – 1-Car Front load

Floor	Concrete slab
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Windows

Type	Single hung Ykk, White, Energy efficient, vinyl, Low E glass, per plan
Grills	Per plan
Screens	On all operable windows

Exterior Doors

Front Door	Craftsman per plan
Covered Porch	Per Plan

Roofing

Main	30-year dimensional shingle
Gutters	4" seamless

Flatwork

Driveway	11' wide to street
Sidewalks	Porch to driveway 4' wide

Porches

Front porch	Brushed concrete
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Landscaping

Seed and mulch disturbed areas, custom shrubs along front house bed

Water / Sewer

City of Raleigh

Laundry	Washer hot & cold supply /drain, washer/dryer hookup (elect. dryer)
Mirrors	Custom plate glass
Bath Accessories	Brushed Nickel towel bars, towel rings, paper holders
Hose Bibs	Two (2) installed on exterior walls
Electrical	
Service	200 amp main panel
Lighting Allowance	\$3,000.00 (includes ceiling fans, all flush mount fixtures, all bath vanity fixtures, closet fluorescent fixtures, exterior flood lights, under cabinet lights, all bulbs, doorbell, smoke/carbon mono detectors)
HVAC	
Heating	Dual zone HVAC, Heat pump 1 st floor/2 nd floor
Air Conditioning	14 Seer capacities
Structured Wiring	
	Network ready high speed fiber
Interior Ceilings	
	9' smooth finish (1 st floor)
Interior Paint	
Ceiling	One coat primer, one coat flat, one color choice
Walls	One coat primer, one coat flat, one color choice
Trim	One coat primer, one coat semi-gloss, one color choice
Appliances	LG, including refrigerator
Cabinets	Dove white / Fawn color , per plan locations
Countertops	Granite throughout
Flooring	
Hardwoods	Novella Sandal Oak
Ceramic Tile	Wet areas / laundry / backsplash
Foundation	
Block	Concrete block w/ stone
Front Veneer	Fiber cement siding , Board and Batten accents