

Copper Builders

Specification Sheet

EDN-000-0001 - 105 Edinburgh (MODEL HOME)
105 Edinburgh Rd, Raleigh, NC 27608

1000 Preparation Preliminaries

Design Packet

S00 - Administrative

Building permits

Required municipal permits for the Project described within the Specifications.

Surveying

Professionally surveyed homesite includes verifying home placement and fit. Stakeout of home's "box" for clearing and lot preparation, footer stakeout, footer pins for foundation installation, foundation certification, and final survey with impervious calculation

S01 - Homesite Specific

Sewer system

Sewer Tap

Water service

Install water meter

S02 - Site Work & Excavation

Erosion Control

Soil erosion is managed throughout construction until final soil stabilization is achieved, Gravel construction driveway is installed and maintained.

Excavation and backfill

Foundation excavation and soil balancing prior to foundation install. Foundation soil backfill for surface drainage of water away from home. Subgrade fill material to support structures.

S03 - Foundation, Interior Concrete

Engineering

Soil evaluation with geotechnical engineer during the footer installation

Footings & Foundation

Footer per architectural design, engineering specifications and per local building code requirements. Foundation cast in place poured wall. Garage slab is slick finished 4" concrete slab with slope for surface water drainage and includes a weather lip at the garage entrance. Irregular Flagstone on porches.

Waterproofing

Tremco waterproofing system applied to the exterior of foundation below grade and interior of porches with a manufacturer backed 10-year warranty. Footing level strip drain with daylight drainage connection.

S04 - Lumber, Framing, & Structural

Framing

Framing per architectural design, engineering specifications and per local building code requirements
1st floor system: engineered per plan
2nd floor system: engineered per plan
Floor sheathing: Top Notch 365 (or equal) ¾" tongue and groove sheathing, glued and screwed in place
Exterior walls: 2x4 or 2x6 at 16" on center, per plan
Exterior sheathing: 7/16" OSB
Exterior sealed with Ox Guard (or similar) house wrap barrier
Roof sheathing: 7/16" OSB
Roof system: stick framed per plan
Structural 16" stud spacing on all walls

S05 - Roof System & Materials

Roofing

Architectural 30 year shingles over felt underlayment
Ice-water shield underlayment in all valleys
Ridge vent attic ventilation system
Onyx Black Shingles
Black Drip Cap

S06 - Windows, Exterior Doors & Garage Doors

Exterior doors

Exterior doors Per Plan:

Arched Front Door: Stained

Back and Side Arched doors: Stained

Back porch accordion folding door: Black

Garage doors

18 x 8 and 9 x 8 Bordeaux.
Model 4151 Skyline Flush
Vinyl Back Insulated R 6.94
Windows as per Bordeaux series
White Neoprene Rollers
Color Matched Exterior Seals
Lifetime Paint Warranty
1 Year Labor Warranty
15r
wind rated
Liftmaster Model 6580L Beltdrive
DC Motor Battery Backup
WiFi Enabled MyQ
360 Video Camera
3 remotes 1 keypad
L957 Motion Sensing Wall Control
LED Lighting

Windows

Andersen (or equivalent) windows, black exterior - black interior.
Window screens are optional and not included.

S07 - Exterior Colors & Finishes

Exterior Stucco

Stucco per plan

SW7043 Worldly Gray

Gutters and Downspouts

Oversized Seamless 6" gutters with oversized 3x5 downspouts
Downspouts piped away from foundation.

Color: Black

Painting - exterior

Exterior Paint
Sherwin Williams A100 latex paint

Stucco: SW7043 Worldly Gray
Trim: SW7043 Worldly Gray
Trim around accent windows (per exterior elevation) : SW7019
Gauntlet Gray

Front Porch Ceilings: Stained V Groove Pine
Rear Porch Ceilings: Stained V Groove Pine
Garage Arched side door: Stained
Front arched door: Stained

Stone Veneer

Exterior Stone

Stone option: Fond Du Lac - Webwall / Grout:

S08 - Stairs and Railings

Stairs and Railings

Oak Stairs w/ Painted Risers on all levels of the home.
Stairs stained and finished on site. Stained handrail with square
Newel Post.
Black square balusters.

S09 - HVAC & Gas

Gas Services

Gas line to Kitchen range, furnace(s), tankless water heaters, fireplace(s), future grill

Heating and Air

Reem (or equal brand) gas furnace systems 1st Floor, and
Electric Heat Pump on second floor and basement.
Appropriately sized for the home and conditions
EcoBee Programmable thermostats one per system minimum
Hood vent in Kitchen vented to exterior.
Bath exhaust fans vented to exterior
Cabinet Media Filters at furnace
Dryer vent connection

S10 - Fireplaces, Hearth, Surround & Mantel

Fireplace

Area: _____ Model: _____
 Notes: _____

Living Room Unit: Elevation EX42 - Direct Vent Gas
Need unit interior

Living Room Mantel: Field Built Mantel
Driftwood Marble surround (No Hearth)

Study Unit: Altitude AX42 - Direct Vent Gas
Reflective panel unit interior

Study Mantel: Wood Mantel

Field Stained

Study Stone Surround: Fond Du Lac - Webwall

Exterior Unit: Galaxy 48 GSS48 Linear

Exterior Stone Surround: Fond Du Lac - Webwall

Exterior Mantel: Stone Mantle

Fireplace vents on chimney - Black

S11 - Plumbing

Plumbing

Two Rinnai Tankless 199 Gas water heaters located in
basement; Split Service to Home Left to Right
PEX water lines and PVC drain lines
(2) exterior hose connections
Water line connections to refrigerator/freezer

Ceramic tile mud pan at all shower locations
Tub base with tile surround at secondary bath with tub/shower
combination plumbing

Plumbing Fixtures

See plumbing portfolio for plumbing fixtures

S12 - Electrical

Electrical

Electrical pre-wire designed, and client approved prior to
installation
6" LED recessed cans

Paddle style switches throughout with white trims
Electric supply to gas furnace(s) and gas tankless water heaters
Carbon Monoxide and Smoke detectors throughout per code
requirements
Doorbell and chime
Power supply to range, refrigerator/freezer, dishwasher, hood
vent, washer, dryer, microwave (micro drawer)
Temporary power pole for construction

S13 - Specialty Electrical / Entertainment

Low Voltage, Security, Smart Home & Audio / Video

S14 - Light Fixtures

Light Fixtures

Per Installed Lighting

S15 - Drywall & Insulation

A00 - Insulation

R-15 fiberglass batt wall insulation
R-19 fiberglass batt insulation in crawl space floor system
R-38 fiberglass blown attic insulation in all level ceilings, R-38
fiberglass bat insulation in all sloped ceiling locations

A01 - Drywall

½" drywall installed with screws throughout and finished to a
level 3 finish
Metal Corner bead throughout
Garage is finished throughout with 5/8" drywall on ceiling

S16 - Interior Millwork, Doors & Hardware

Interior trim and Millwork

Solid Core smooth interior doors per plan: 8' doors on main
floor, 6-8" doors on second floor, (per plan)
French Glass Door - no mullions on recreation room
1x8 baseboard on main level
1X6 baseboards second floor and basement
5/4 x 6" Casing on all doors and cased openings
7" Cove Crown throughout 1st floor excluding the closets, and
owners water closet
5" Cove Crown in 2nd level as well as upstairs hallways and
foyer
5" Cove Crown in basement
All Windows to be cased in 1x 6 casing with MDF stool, and
jamb extensions
1X6 baseboards in garage
Upstairs Game Room Cabinet Top Stained Wood
Downstairs built in top and drop zone bench stained wood

S17 - Shelving

Shelving

Closets site built wood with wood rod.

S18 - Door Hardware

Door Hardware

Brand: Schlage
Style: bowery Knob with Addison Trim
Finish Color: Matte Black

S19 - Appliances

Appliances

Scullery - Dishwasher LDPH7972S

Kitchen - Range - PRG486WDH

Vent Hood - VSL 448-12-RC

Microwave - MD24BS

Dishwasher - DWHD660EPR / with stainless steel
door

Refrigerator - T42IT100NP / with stainless steel doors

S20 - Cabinetry and Millwork

Cabinets and vanities

Kitchen Perimeter (Lowers): Wellborn / Style: Lexington Maple /
Color: Gray Mist / Hardware: Ash Gray -TK824AG / Range
Knobs - TK762AG

Kitchen Perimeter (Uppers): Wellborn / Style: Lexington Maple /
Color: Gray Mist / Builder Crown / Hardware: Ash Gray -
TK824AG

Range Hood: Wood Hood

Kitchen Island #1: Wellborn / Style: Muriel / Color: River Rock /
Hardware: Ash Gray - TK824AG

Scullery: Wellborn / Style: Galena Square / Color: Olive / Large
Cove Crown / Hardware: Ash Gray -Doors: M2162 Drawers:
TK775AG

Scullery Floating shelves: Color: River Rock

Game Room Bar base cabinets: Wellborn / Style: Muriel / Color:
Bleu / Hardware: Brass: A601-UB (Atlas hardware) Drawers:
A603-UB

Game Room bar Shelves: Trim - Stained

Game Room Powder Bath: Wellborn / Style: Muriel / Color:
Bleu / Hardware: Brass: A601-UB

Master Bathroom: Wellborn / Style: Galena Square / Color:
River Rock / Hardware: Honey Bronze - Doors TK3120HB /
Drawers TK3122HB

Bed 2 / Guest Bath: Wellborn / Style: Lexington / Color: Peppermill / Hardware: Honey Brass: TK3093HB

1st floor Laundry Room: Wellborn / Style: Muriel / Color: River Rock / Large Cove Crown Hardware: Doors/Drawers: TK886PN

Bed 3 Bath - Girls Bath: Wellborn / Style: Saybrook / Color: Aqua / Hardware: Satin Nickel Doors: TK691BSN Drawers: TK885BSN"

Bed 4 Bath - Boys Bath: Wellborn / Style: Saybrook / Color: Olive / Hardware: Ash Gray Doors: TK729AG Drawers: TK3172AG"

Family Room: Built in site built construction

S21 - Countertops

Countertops

Kitchen Perimeter : Quartz Tajnar Eased

Kitchen Island #1 Quartz Tajnar 3" Mitered

Kitchen Splash: Quartz Tajnar N/A

Scullery Quartz: Quartz Tajnar Eased

Game Room Bar: Wood Stained (provided and installed by trim carpenter)

2nd fl Powder Bath: Quartz White Carrara Eased

Master Bathroom: Quartz Calico White Eased

Bed 2 / Guest Bath: Quartz Valor Gold Eased

1st Floor Laundry: Quartz Carrara Roma Eased

BR 3 Bath Girls Bath: Quartz Pure White Eased

BR 4 Bath Boys Bath: Quartz Eternal Calcatta Gold Eased

S22 - Tile

Ceramic tile

S23 - Hardwood and Other flooring

Carpet

Carpet in secondary bedrooms, secondary closets, upstairs entertainment room, basement theater and basement study.

Hardwood flooring

1/2" pre-finished engineered white oak hardwood throughout home excluding bathrooms, secondary bedrooms, secondary closets, upstairs entertainment room, basement theater and basement study.

S24 - Shower Doors, Mirrors & Bath Accessories

Bath Accessories

- (1) Towel ring per sink
- (1) 24" Towel Bar per Full Bath
- (1) Toilet Paper Holder per Bath

Game Room Powder - Delta Saylor - Champagne Bronze
Basement Bath - Delta Stryke - Champagne Bronze
Bed 2 Bath - Delta Dorval - Champagne Bronze
Bed 4 Bath - Delta Bowery - Black Stainless
Bed 3 Bath - Delta Cassidy - Brilliance Stainless
Primary Bath - Delta Trinsic - Champagne Bronze
Powder Room - Signature Hardware Lentz - Brushed Gold

Framed Mirrors

Mirrors Provided at all bathroom sink locations. Selections as per installed.

Shower doors/Mirrors/Bath Accessories

Owner's Shower - Frameless - Gold

Bed 2 Shower - Frameless - Gold

Bed 4 Shower - Frameless - Black

Basement Shower - Frameless - Gold

Bath Accessories to coordinate with plumbing fixtures

S25 - Paint

Painting - interior

Sherwin Williams

Overall Wall Color: SW7627 White Herring

Overall Trim Color: SW7627 White Herring

Ceiling Color throughout: Builder Ceiling White

Primary bath walls & trim: SW7631 City Loft

S26 - Exterior Concrete, Driveways

Exterior Concrete

Driveway poured 4" thick over a solid sub-base, with broom finish and smooth picture framing detail -
Lead walk connection from front door to driveway with broom finish.

S27 - Landscaping

Final Grading

Disturbed areas are fine graded for drainage away from home's foundation in preparation for landscaping

Landscaping

Professionally designed and installed landscaping package.
Shrub beds at foundation
Triple hammer bark mulch
Irrigation System Installed to accommodate original landscape design

Mailbox

S28 - Deck

Screens

Motorized retractable phantom screens (2) on rear patio.
Remotes included

S31 - Outdoor Kitchen

Outdoor Kitchen

Outdoor Kitchen Rough in for future hood and grill. No appliances or cabinets provided.

S99 - General Specifications

Energy Savings

Professional 3rd party duct leakage testing
All exterior corners are sealed to prevent air loss
Air sealant applied around all 2nd floor vent registers to prevent air loss

General Specifications

Includes standard items such as termite treatment, trash removal, cleaning, porta potty use, and temporary utilities on

site. Home is professionally cleaned and power washed prior to delivery to client.

Home Specific Items

Warranty

Total Price **\$2,600,000.00**

Client Signature

Date

Client Signature

Date

Contractor Signature

Date