



Specification Sheet

North Ridge 9 - Buckhead

7013 Buckhead Drive, Raleigh, NC 27615

1000 Preparation Preliminaries

1000 Lot Information

Home is to be constructed on Lot 9 in the North Ridge Subdivision.

Address is 7013 Buckhead Drive Raleigh, NC 27615.

1001 General House Information

Custom Floor Plan. 5 Bedrooms, 5 Full Bathrooms, 3 Half Bathrooms, Finished Rec Room/Lounge, Media Room, Covered Rear Porch. 3 -Car Garage per plan. Approximately 5700 Heated Square Feet.

1002 Permits and Fees

ICG Homes will be responsible for obtaining all building permits with the City of Raleigh and Wake County.

1100 Architectural and Engineering

Engineered plans included in contract. 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, clearing and grading sufficient to allow for construction of the house.

1300 Utility Connections

ICG Homes will provide connections to existing utilities for power, water/sewer & natural gas. 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 with brick veneer per plan.
Footings & foundation Installed per engineered plan.

2200 Waterproofing

Dampproofing 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, 12' in Master Bedroom, Vaulted Ceiling in Family Room. 9' Second Floor Ceilings. House wrap included.

3400 Garage & Porch Slabs

Garage - 4" slab - smooth finish concrete
Front Porch - Natural Flagstone Overlay with flag stone border and steps - per plan

3600 Plumbing System

ON FILE AT FERGUSON
add rainhead to master shower
Kitchen Sink KOHLER K 6488-0
Kohler San Souci Model: K-5172-0 IN ALL BATHS
Tile Showers or Bootz Steel Tubs with Tile Surrounds in Secondary Bathrooms per plan.
SS Undermount Sink (Dakota 2318) in Laundry Room.
Four Exterior Hose Bibs (Locations TBD).

Ice maker connection in Kitchen.
Moen GXP33c 1/3 HP Garbage Disposal in Kitchen.
Rinnai RUR199 Recirculating 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. Additional outlets, lighting and other electrical options not required by Code may be added as an upgrade during selections period. Light fixtures to be selected by Buyer at Builder's supplier during selections period. \$20,000 Fixture Allowance for all interior/exterior hanging fixtures and fans.

400 AMP electrical service

LED Ceiling Lights in all walk-in closets, Pantry and Laundry Room.

Under Cabinet Tape 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 (location TBD).

Third Car Garage to have one GFI outlet on each wall.

4 Exterior Flood lights on Corners of Home.

Exterior outlets located per Building Code.

Recessed LED Can lighting included in Family Room(4), Kitchen(6), Hallways(12), Game Room(4) & over all tubs and showers(5).

Pre-wiring for Pendant lights over kitchen island (Fixtures per allowance)

Seven Combination 110v/USB Outlets: Kitchen Island(1), Kitchen Countertop(1), and One in each Bedroom(5).

All Bedrooms, Porch, Family Room and Rec Room are pre-wired for ceiling fans with light fixture. (Fixtures per allowance)

Installation of three ceiling fans included (choice of location - default is Master Bedroom, Great Room and Screened Porch) (Fixtures per allowance)

Front Porch Lights (Fixtures per allowance)

Coach Lighting over Garage Doors (Fixtures per allowance)

INSTALLATION OF FIVE FLUSH MOUNT WD52 INFRATECH HEATERS

3800 HVAC

Lot 9 North Ridge:

1st Floor HVAC: Lennox 14 SEER2 AC + 93% Furnace

· Lennox 93% Furnace: ML193UH090XE48C

· Lennox Coil: CHX35-51/61C

· Lennox AC: ML17XC1-060

· Zone Control- 3 Zones

Left Wing- 2 Floor HVAC: Lennox 14 SEER2 Heat Pump HVAC

System

- Lennox Heat Pump: ML17XP1-024
 - Lennox Air Handler: CBA25UH-030
 - Lennox Heat Strips: 5KW
- Right Wing- 2 Floor HVAC: Lennox 14 SEER2 Heat Pump
HVAC System
- Lennox Heat Pump: ML17XP1-024
 - Lennox Air Handler: CBA25UH-030
 - Lennox Heat Strips: 5KW
- Bath fans installed in each bathroom
Gas lines to all gas appliances
Range hood install and venting
-

3850 Fireplace

60" Heat and Glo Mezzo 60" Linear Direct Vent Fireplace with
Gas Logs in Family Room with Passive Heat Kit (Sides)
Flush Hearth with Site Built Wood Mantle and Ceramic Tile up to
Ceiling.
FIVE WD52 FLUSH MOUNT INFRATECH HEATERS ON
COVERED PORCH

3900 Low Voltage

All Bedrooms, Family Room, and Rec Rooms are wired with
both a high speed Cat6e and RG6TV outlet.
Master Bedroom and Family Room include Conduit for HDMI
Cable for wall mounted TV
All Low Voltage wiring run to central network panel with conduit
run to attic and crawl space for future expansion

4000 Roofing

4000 Roofing

CertainTeed Landmark Shingles with 30 year Warranty.
Synthetic Roof Underlayment. Metal Roofing per plan.
CHARCOAL BLACK

4010 Metal Roofing

NO Metal Roof Per Plan

4100 Masonry

4140 Masonry Material

Painted Brick Veneer per Plan.
INTERIOR FIREPLACE- CASA DI SASSI NIVEO VOLERRA TO
THE CEILING WITH A WOOD MANTLE

4500 Windows and Doors

4510 Windows

Pella 250 Series Low-E Windows per plan. SDL grids on Front and Right side elevation Operable or Fixed Windows per plan. Full Screens included on operable windows. Black out, White in.

<https://www.pella.com/ideas/windows/lifestyle-series/double-hung-windows/>

Any additional windows, options or upgrades must be priced prior to finalization of plans.

4540 Front Door

Pella 6/0 x 8/0 Black Double Metal Door 18LT
Clear Glass Black Sill and Hinges

4545 Other Exterior Doors

Exterior Doors Per Plan. Two 16/0 x 8/0 WinDor Multi Slide Sliding Glass Doors in Family and Dining Room with 3 operational panels. Two 2880 Steel Fire Rated Doors from Garage to House per plan. 2880 Half Glass Steel Garage Service Door at Fourth Car Garage. 2880 Steel Door to Pool Bath per plan. 2880 Steel Door to Pool Storage per plan

4570 Garage Doors

HIGH LIFT DOORS WITH SIDE MOUNT MOTORS
One 18 x 8 Two Car Garage Doors and One 9 x 8 Garage Door per plan.
CHI Garage Doors (Vinyl Backed Insulated). Choice of Stamped Shaker (2551),
Lift Master Belt Drive Door Openers for each door (includes two remotes and keypad entry)

STAMPED SHAKER INSULATED CARBON OAK WITH CLEAR 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.

4900 Exterior Painting

Exterior Paint and Stain Selections:
One Siding Color:LIGHT FRENCH GRAY SW0055
One Accent Color:LIGHT FRENCH GRAY SW0055
One Trim Color:PURE WHITE SW7005
Porch Ceilings Stained (MinWax): CLASSIC GRAY
Screened Porch Rails Painted or Stained (Sherwin Williams SuperDeck):
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.

5100 Flooring

5110 Hardwood Floors/LVP

1/2" Engineered Oak Flooring Entire First Floor (excluding baths and Laundry), Second Floor Hallways, Rec Room, Lounge and Hallway to Media Room
Site Finished WHITE Oak Wood Stair Treads with Painted Risers.
Flush Drop in Stained wood vents
POINTS EAST ORCHARD BAY

5120 Carpet

Carpet with 8lb. Pad
Locations: Second Floor Guest Rooms/Closets (BR 4 and 5) and Media/Cinema Room
TIMELESS JOURNEY ARTIC AIR
TAP DANCE IRON GATE IN THE THEATRE

5200 Interior Trim

5200 Interior Trim

Trim package includes:

\$40,000 Custom Master Closet Allowance

- Square Baseboards
 - Door & Window Casing
 - " 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)
 - Two Stained Wood Beams in Master Bedroom (Style TBD during selections period)
 - Two Stained Wood Beams in Family Room (Style TBD during selections period)
 - Site Built Bench and Cubbies with Hooks at Garage Entry
 - Site Built Mantel Over Fireplace (painted or stained)
 - CUSTOM Stair Treads/Railing/Pickets by Vision Stair
- 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

5210 Interior Doors

Recessed panel solid core wood composite doors per plan. 8' doors first floor. 6'8" doors second floor.

Choice of five different door styles TBD during selections period.

Black Hinges.

CLEAR GLASS FRENCH DOORS TO REC ROOM

GLASS DOOR TO WINE ROOM FROM VINTAGE

SCULLERY DOOR TO BE A CUSTOM 1/2 GLASS WITH

GRIDS GET WITH STACEY STAIN GRADE

5300 Ceramic Tile

5300 Ceramic Tile Specifications

Ceramic Tile Flooring in All Bathrooms and Laundry Room.

Ceramic Wall Tile in Master Shower and Free Standing Tub Surround. Zero Entry Tile Shower Floor.

Ceramic Tile Surrounds in All Secondary Bathroom tubs/showers.

Master Bathroom - Level 4 Tile with Decorative Waterfall or Picture Frame Accent Tile in Master Shower. Double Niche in Shower.

Secondary Bathrooms - Level 4 Wall and Floor Tile. Single Niche in Shower/Tub.

Laundry Room - Level 4 Floor Tile
Kitchen / Scullery Backsplash - Level 4 Tile
Fireplace Surround - Level 4 Ceramic Tile or Cultured Stone to Mantle Height.
Diagonal or Brick Joint tile patterns are standard. Herringbone Tile Patterns are an optional upgrade.
Optional Level 4 Tile on Covered Porch and Upper Porch.

KITCHEN- COUNTERTOP BACKSPLASH FROM CCKB ON RANGE WALL, ROCA MAGNOLIA VISON 6X18 BRICK LAY GROUT LIGHT PEWTER

SCULLERY- PERFIT MOSAIX CAPSULE MOSAIC TO THE CEILING AROUND WINDOW AND UNDER CABINETS GROUT FROSTY

FAMILY ROOM- TO BE STONE TOT HE CEILING FROM CHARLIE

LAUNDRY ROOM- CHALK CROSS MLW SURFACES VALENCIA WHITE

MASTER BATH- FLOOR AND WALLS 24X48 ROCA CALACATTA GOLD POLISHED WALLS STRAIGHT LAID SHOWER FLOOR IVORY PEBBLES GROUT FROSTY

1/2 BATH VANITY WALL-WALLPAPER

BEDROOM BATH 2- FLOOR NY2LA BRENTWOOD BEIGE 12X24 STRAIGHT LAID GROUT LIGHT PEWER WALLS MARIN ALOE GREEN LATTICE GROUT LIGHT PEWTER SHOWER FLOOR NY2LA BRENTWOOD BEIGE 2X2 GROUT LIGHT PEWTER

BEDROOM 3 BATH- FLOOR AND SIDE WALLS ROCA LASSA WHITE 12X24 GROUT FROSTY BACK WALL ROCA KIT KAT WATER GLOSSY

OUTSIDE POOL BATH- FLOOR COLOR STORY DESIGNER WHITE 12X12 AND COLOR STORY MATTE STABLE 12X12 DIAGONAL GROUT FROSTY

UP 1/2 BATH- FLOOR AND WALLS DUNE SELENE DARK 36X36 GROUT RAVEN

BATHROOM 5- FLOOR AND WALLS- INDULGE BRECCIA CAPRAIA 12X24 STRAIGHT LAID GROUT FROSTY

BATHROOM 4- FLOOR- FLOOR SAVIOR BLEU 12X24 WALLS POLISHED GROUT STORMY SHOWER FLOOR IS STAR

AND CROSS MOSAIC WHITE MATTE GROUT FROSTY

COVERED PORCH- AURA WARM GRAY 24X48 GROUT
STORMY STAGGARD

STORAGE ROOM/WINE- NY2LA 4X12 HERRINGBONE
GROUT STERLING SILVER, BACKSPLASH SILVER
TRAVERTINE

REC ROOM BACKSPLASH- ROCA MARBLE LINCOLN WHITE
SUITE 12X24 VERTICAL TO CEILING GROUT FROSTY

5400 Cabinets

5400 Cabinet Specifications

Wellborn Cabinets

\$85,000 Cabinet Allowance

Kitchen to include Stacked Cabinets to Ceiling, Cabinet Hood
and Light Rail.

All cabinets include full extension soft close drawers and doors.
Standard Hardware included.

KITCHEN ISLAND- SHALE 3" MITRED EDGE SINK KOHLER
6488-0 TK706HB

KITCHEN PERIMETER- ALABASTER TK706HB

ACCENT PIECE ON PERIMETER SHALE GET WITH STACEY
TK706HB

HOOD VENT COVE IN SHALE

SCULLERY- SHALE TK705HB

FAMILY ROOM FIREPLACE- SHALE TK706HB

LAUNDRY ROOM- HANCOCK CAPE 625-160PC

MASTER BATH- PRAIRE OATMEAL 3" MITRED EDGE 286-
160NI

1/2 BATH- ALTO FLOATING VANITY PEBBLE A500-4MB

OUTSIDE POOL BATH- HANCOCK CAPE 635-128PC

UP 1/2 BATH- HANCOCK ONYX 329-128SBZ

BATHROOM 5- HANCOCK PEBBLE 635-128PC

BEDROOM 4- HANCOCK OYSTER WHITE 105-128MB

BATHROOM 2- PRAIRE OATMEAL 105-128MB

BATH 3- HANCOCK MINK GRAY 635-128PC

MUDROOM- HANCOCK PEBBLE TK705HB

REC ROOM BAR- ONYX 286-128SBZ

STORAGE ROOM/WINE- SHALE TK706HB

5420 Countertops

Level 3 Quartz Countertops in Kitchen, Scullery and Master
Bathroom.

Level 2 Quartz Countertops in all Secondary Bathrooms,

Laundry Room, Rec Room
Kohler Stainless Steel or Whitehaven Cast Iron Undermount
Farm Sink in Kitchen. Choice of Bowl Style.
Zero Radius Undermount Stainless Steel Sink in Scullery
Undermount Zero Radius Stainless Steel Sinks (Dakota GS-18-
2318) in Laundry Room.
White Undermount sinks (Rectangular) in All Bathrooms.
All colors and edge styles TBD during selections period.

KITCHEN- CRS LATTE QUARTZITE SINK KOHLER 6488-0
WITH FULL RISER ON RANGE WALL, SINK WALL WILL
HAVE TILE BACKSPLASH
SCULLERY- ARIEL PENCIL EDGE
LAUNDRY ROOM- ARIEL PENCIL EDGE
MASTER BATH- WHITE WITH 3" MITRED EDGE AND
WATERFALL ON OUTSIDE EDGE SINK FROM FERGUSON
DOWN 1/2 BATH- WHITE QUARTZ PENCIL EDGE SINK
FROM FERGUSON
BATH 2- ARIEL PENCIL EDGE
BATH 3- MIAMI VENA PENCIL EDGE
OUTSIDE POOL BATH- ARIEL PENCIL EDGE
UP 1/2 BATH- WHITE QUARTZ PENCIL EDGE
BATH 5- WHITE QUARTZ PENCIL EDGE
BATH 4- DESERT SILVER PENCIL EDGE
REC ROOM BAR -SILESTONE SUEDE CHARCOAL
SOAPSTONE PENCIL EDGE

5500 Appliances

5500 Appliance Specifications

Main Kitchen (THERMADOR):

36" Freezer -Thermador T36IF905SP PANEL READY
36" Refrigerator - THERMADOR T36IR905SP PANEL READY
48" Range - THERMADOR PRD486WDGU
Range Hood - THERMADOR VCIN48GWS
Dishwasher - THERMADOR DWHD650CPR PANEL READY

Scullery (THERMADOR):

Oven with Microwave -THERMADOR POM301W
Dishwasher - THERMADOR DWHD650CFM
Refrigerator- T36BT110NS

Rec Room:

24" AVALON BEVERAGE CENTER ABR242SGRH
MD24BS Thermador 24 inch Stainless Steel Drawer Microwave

\$55,000 Appliance Allowance at Ferguson's.

Allowance includes Tax, Delivery and Installation of any Refrigerators and Ranges.

5700 Light Fixtures

5710 Electrical Fixtures

\$20,000 Fixture Allowance. Includes all Decorative Hanging Ceiling Lights, Ceiling Fans, Bathroom Lights, Exterior Fixtures and Bulbs.

Installation of Three Ceiling Fans Included.

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 Builder Solutions Flat Wall & Ceiling Paint.

Cashmere Semi-Gloss Trim Paint.

Three Wall Colors, One Ceiling Color, One Trim Color. Garages included.

Primary Wall Color: TBD

Accent Wall Colors:TBD (Dark Colors are an upgrade and custom priced)

Ceiling Color: TBD

Trim Color: TBD

6000 Interior Hardware

6010 Door Hardware

Schalge Stratus Knobs or Seville Levers. Choice of Brushed Nickel or Bronze Hardware.

Front Door Handleset. Single cylinder deadbolts on Front Door, Garage Entry Door, Garage Service Door and Rear Door (if applicable).

6020 Mirrors, Bath Hardware, Shower Doors

Frameless 3/8" Heavy clear glass shower enclosure in Master Bathroom.

Frameless 3/8" Heavy clear shower enclosures in Secondary Bathroom Showers.

Shower rods for tub/showers in Secondary Bath 5.

BATH HARDWARE FROM FERGUSON

MASTER MIRRORS FROM FERGUSON

6100 Landscaping

6100 Landscaping Specifications

\$30,000 Landscape Allowance.
Allowance to Include Grading, Mulched Plant beds, foundation plants, retaining walls and any City required street trees per customer approved landscape design. Bermuda or Fescue Sod Per Allowance.

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 Covered Porch

Covered Rear Lower Porch per plan with Steps to Grade. No Screening or Doors included.
With Heaters

6310 Patio

NO 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.
BLACK
As a policy, ICG Homes does not pipe or bury any gutter downspouts underground.

Pool

Pool Allowance

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.