

Rock Creek Builders, INC

Specifications

Oct 14, 2025

Price \$1,850,000

525 Peebles Street

Raleigh, NC 27608

EXTERIOR FEATURES

LANDSCAPING	Gutter downspouts extended and drained away from home. Mulch all areas around the house and install plants in front of home foundation. Bermuda Sod front, sides and rear yard. Allowance of \$15,000 included. Install Ridge Rock Gravity Segmental Wall. Choice of Color (Grey/Tan/Brown)
PATIO	\$6,000 Allowance for patio in backyard.
FRONT PORCH	Bluestone Front porch and steps.
GARAGE	Full drywall. Garage door with operator lift and two (2) remotes included. Residential Amarr Hillcrest insulated 2000 series, Choice between beadboard, long beadboard or recessed panel or equivalent.
GUTTERS	Seamless aluminum.
SHUTTERS	Per plans.
MAILBOX	Allowance \$450.
DRIVEWAY	Concrete driveway in front of garage doors to street.
ROOF	GAF, 25 year architectural. Color Birchwood
HANDRAILS	Metal handrails on the front porch stairs if required by code.
WINDOWS	Single hung, dual pane, full vinyl white windows Upgrade option: Anderson 100 series Add \$5,400
MISCELLANEOUS	2 hose bibs, and 3 weatherproof electrical outlets.
FRONT DOOR	Per plans. Mahonogoy. Rear porch door Windoor vinyl clad. Other doors per plan.
SIDING	Brick and fiber cement siding and shakes per plans with fiber cement boxing.
SCREENED PORCH	6" wood decking with aluminum or wood pickets. 4x8 beadboard ceiling painted.
PAINTED BRICK	See plans. Lee brick #453 Franklin brick (or equal) for foundation and veneer.

OUTDOOR FIREPLACE Courtyard 42" gas fireplace

OUTDOOR KITCHEN Provided by builder per builders standard outdoor kitchen package.
Includes Outdoor Cabinets, Countertop, Grill, Beverage Fridge,
Stainless undermount sink, and single hole Delta Faucet.
***Allowance \$20,000

INTERIOR FEATURES AND ALLOWANCES

FLOOR COVERING:

CARPET	Secondary bedrooms, media and rec room with 8lb carpet pad \$35 sq/yd installed
HARDWOOD	1st floor: Entire first floor less primary bathroom. Stairs to 2nd floor, hallway 2nd floor. 7-1/2" European White Oak Flooring.
CERAMIC TILE	Primary bathroom floor and shower, 2nd floor bathroom floors, tub/shower surrounds. \$10p/sf Kitchen backsplash. \$15 sq/ft
CABINETS:	Allowance \$65,000 for cabinets, and hardware.
COUNTER AND VANITY TOPS	Allowance \$17,000 for countertops and sinks.

APPLIANCES: Appliances – Per allowance \$18,000.

PLUMBING: Plumbing Allowance \$14,000 Delta Saylor Chrome budgeted.
Toilets: Kohler Kingston or equivalent.

KITCHEN SINK	Included in countertop allowance.
BATH 2 TUB	Kohler Underscore 60" tubs (or equal) with tile surround.
HOT WATER	Rinnai tankless hot water heater mounted in the garage as determined by the plumber..
WATERLINES	"PEX" with main shut-off

HEATING AND AIR:

1st and 2nd floor– 14 seer heat pump
2 thermostats
5 bath fans

FIREPLACE Interior fireplace: 42" Caliber Direct Vent

INTERIOR TRIM: Trim to be MDF u.o.n.

CROWN MOLDING Living/kitchen/primary

BASE MOLDING 1x8 first and second floor (or equal)
CASINGS 1x4 (or equal)

DOORS	First floor: Solid core 8' first floor 2 panel square top or equal. Second floor: Hollow core 6'8 2 panel square top smooth finish.
CLOSETS	Secondary closets high/ low rods where possible. Primary closet \$6,500 allowance for built in adjustable closet system.
MIRRORS	Plate glass or decorative mirrors in bathrooms. From glass allowance.

OTHER FEATURES

LIGHTING	Allowance for utility lighting \$7,500 to include can lights, undercounter lights, garage lighting, utility lighting and flood lights, under counter lighting in kitchen, etc. Please Note: \$150 will be deducted from the lighting allowance for each can light. \$75 will be deducted from lighting allowance for each dimmer. The decorative lighting allowance is \$10,000.
ELECTRICAL	200 amp electrical service. Wall mount tv height outlet in living room, porch, primary, media and rec.
DATA PRE-WIRE	Structural wiring box with cat 6 data drops (6)
CEILING FAN BRACING	Family room, porch, rec room and all bedrooms

STRUCTURAL DETAILS

FOUNDATION	Per drawings
FLOOR	¾ inch OSB tongue and groove screwed down and glued.
EXTERIOR WALLS	2 x 4 stud walls on 16 inch centers unless specified differently per engineer. Bracing ½ inch plywood or 1 x 4 diagonal, when applicable.
INTERIOR WALLS	2 x 4 at 16 inch on center ½ inch sheetrock
INTERIOR CEILING	½ inch sheetrock. Ceiling joist 16 inches on center or per engineered plans.
CEILINGS	Smooth finish, 10ft. 1st floor 9' 2nd floor
INSULATION	Walls R-15 / Ceiling R-38
ENERGY CODE	Target HERO Rated home
GARAGE FLOORS	Concrete slab on 4" min. gravel base.
PAINT & STAIN	Paint options include one trim and 3 wall paint colors. Dark colors do not touch-up well and are upgrades.

SHOWER DOORS	Shower glass and mirrors. *** Allowance \$7,000 includes install.
MISC. HARDWARE	Bathroom accessory allowance of \$200 per bath. Installed by Vintage Shutters and Hardware
DOOR HARDWARE	Schlage Bowery or equal.
ATTIC	Per Plans.
FENCE	Install black aluminum fence.
WARRANTY	One (1) year standard builder warranty based on RWC guidelines.
SELECTIONS	All other items are standard as per builder. Allowance items are selected by the buyer using Builders Approved Vendor list. All other items are furnished and installed by Rock Creek Builders, INC. in accordance with standard policies.
CHANGE ORDERS	Must be signed and paid for prior to the start of work.
SQUARE FOOTAGE:	3,904 SF

Due to ongoing research and availability of materials, specifications are subject to change. See builder for any changes since the latest update. Specifications supersede anything not labeled see plans drawings.