

Specifications

Whitehall Lot 26

Prepared 08/08/05

Sitework

Clearing Minimum required for driveway, perimeter of house, patios or porches
Debris Removal Included only within above clearing area

Flatwork

Driveways & Sidewalks 3000 psi Concrete

Foundation

Footings Minimum 3000 psi Concrete, per NC Code
Block Concrete
Brick Lee Carbonton Oversize
Piers Concrete Block
Foundation Vents Black Plastic with automatic louvers
Termite Soil Treatment Chemical treatment with one year warranty
Waterproofing As required with drains
Crawl Space Cleaned, smoothed, 80% ground cover and Polyethylene film

Framing

Walls #2 Spruce pine fir or yellow pine with laminated or steel beams per engineer
Floors tongue and groove flooring
Engineered wood first floor and engineered trusses for roof

Garage

Floor Concrete Slab
Walls/Trim Sheetrocked with window and door casing included
Painted Surfaces Ceiling only
Door Embossed, insulated metal door with 1/3 hp screw type opener, security light, and two transmitters. Panel design per plans. (upgraded to 8' door)

Windows & Exterior Doors

Window Casing/Type Primed wood double hung with insulated glass
Window Grills Between the glass; pattern per plans or at builder discretion
Screens Optional (white framed fiberglass mesh)
Front Door Per plan (subject to builder design)
Other Entry Doors Therma-tru Fiberclassic entry systems as per plan. Fire doors at entry from house to garage and from finished areas to unfinished areas are metal.

Exterior Walls & Trim

Siding Type	8" Cedarmill Hardiplank-TM
Trim	#2 C&BTR Pine, #2 Western Spruce or primed MDF
Paint	2 coats high quality semigloss paint

Roofing

Shingles	30 year with 30 lb felt
Gutters	Seamless aluminum with factory finish

Porches

Front Porch Deck	concrete
Front Porch Rails	#2 SYP painted treated wood, subject to builder discretion and if required by code
Deck	Treated wood deck and rails

Landscaping

Front Lawn	Seed and straw or sod, per neighborhood requirements
Side and Rear Lawn	Seed and Straw
Plants/shrubs	10-12 foundation plants are included

Fireplace

Fireplace Unit	Heat n' Glo #6000 direct vent gas unit with blower
Mantle	Handcrafted painted wood mantle (Builder design)
Hearth/Surround	Imported Marble or Granite Hearth and Surround

Insulation

Ceiling	R-30
Walls	R-15
Floor	R-19

Plumbing**Kitchen**

Sink	Stainless Steel Double Bowl (undercounter mount optional upgrade)
Faucet	Kohler "Fairfax" Chrome Single Control

Powder Room

Sink	Pedestal Sink
Toilet	Elongated
Faucet	Kohler "Fairfax" Chrome Single Control

Master Bath

Vanity	Cultured Marble integral bowls (bullnose edge optional upgrade)
Tub & Surround	Whirlpool Tub with Ceramic Tile Surround
Shower Floor & Surround	Ceramic Tile
Shower Door	Clear Glass with Chrome Trim
Fixtures	Kohler "Fairfax" Chrome Single Control
Water Closet	Elongated Toilet

Hall Bath and Bedroom #2 Bath

Vanity	Cultured Marble integral bowls (bullnose edge optional upgrade)
Tub/Shower	Fiberglass tub/shower units
Fixtures	Kohler "Fairfax" Chrome Single Control
Toilet	Elongated Toilet

Miscellaneous

Hot Water Heater(s)	50 gallon capacity, gas (where available)
Hose Bibs	2
Laundry Room	Optional laundry sink

Electrical

Service	200 amp
Switch/Fixt/Outlet Location	Per plans and as required by code
Floods	Optional
Door Chime	Front included
Ceiling Fan Prewire	Family Room, All Bedrooms, Game Room (Wiring is standard. Installation charges apply.)

Telephone/Cable/Security

Connection Center	AMP "On Q" System (8 Telecom Port/4 Phone Line Capacity)
Telephone Outlets	All Bedrooms, Kitchen, Family Room, and Bonus Room
Cable Outlets	All Bedrooms, Family Room, and Bonus Room
Data Outlets	All Bedrooms, Family Room, and Bonus Room
Home Theater	Prewire included
Satellite Dish	Prewire included
Security System Pre-wire	Motion detector prewire

Light/Electrical Fixtures

Allowance	\$2,000.00 Includes all light fixtures, globes, shades, and bulbs, per plan including: door chimes and push button, attic keyless lights and any buyer chosen options such as ceiling fans, undercounter lights, and flood lights.
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Heating & Air Conditioning

Heating	Carrier or Trane Gas Furnace(s)
Air Conditioning	Electric 10 Seer Capacity
Thermostats	1 per zone
Exhaust Fans	Kitchen and Baths

Interior Walls and Ceilings

Walls	Sheetrocked
Ceilings	Sheetrocked smooth, '9 feet first floor, 8' second floor
Paint	2 Coats flat latex

Interior Trim & Doors

Casings	3 1/4" #445 Moldings
Baseboards	5 1/4" Speed Base
Trim Upgrade	Optional Turn of Century Head Rails and other embellishments
Chair Rail/Crown Molding	2 piece Chair Rail and Crown Molding in Dining Room; Other areas optional
Staircase Newels/Picketts	Builder designed Painted, Wood Stairparts
Main Stair Tread Ends	Oak, Stained to match hardwood floors
Step Finish	Carpet
Attic Stairway	Unpainted pine (pull down)
Wood Trim Paint	Primed and painted with two coats latex semi-gloss enamel
Interior Doors	6 panel (painted)

Cabinets & Countertops

Kitchen Cabinets	Custom design maple full overlay cabinets
Kitchen Countertops	Solid Surface or Natural Stone
Bathroom Cabinets	White finish custom design vanities
Bathroom Countertops	Cultured Marble with recessed integral bowls

Flooring

Hardwood	All Downstairs Rooms and Hallways except rear entry foyer, laundry, and powder
Ceramic Tile	All Baths, Laundry Room, and rear entry foyer
Ceramic Tile Allowance	\$8.50/sf (installed) from builder's supplier
Carpet	Bedrooms, Staircase, all Upstairs Rooms except Baths
Carpet Allowance	\$18.00/sqyd (installed) from builder's supplier

Appliances

Appliances Included	Stainless Steel or Black Range with Microwave above, Dishwasher, Garbage Disposal
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Closets/Mirrors/Hardware

Closet Shelving	Ventilated; wood in Master and Pantry
Mirrors	Plate Glass in all Full Baths Optional Decorative Framed or Beveled Glass in Powder
Bath Accessories	Chrome; Master Bath has two towel bars, other baths have one
Curtain Rod	To be provided by Buyers
Hardware-Style/Color	Brushed Nickel Schlage "Georgian" knobs
Deadbolts	Deadbolts on All Entry Doors
Front Door Appointments	Matching Kickplate

Optional items are available at additional cost.

PLEASE NOTE: Due to changing market conditions and/or materials availability these specifications are subject to change without notice. If made a part of a purchase agreement, buyer(s) will be notified prior to any change. These specifications shall not be binding on any speculative home under construction. Allowances and restrictions may apply in addition to those stated in these specifications.

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