

Helms Builders, Inc.

*President
Steve Helms*

*9669 Fred Rd.
Stanfield NC. 28163*

Specification Sheet

Locust Town Center Lot #31, 261 Harrison Ln. Locust NC.

Scope of Construction & General Conditions:

- Building Contract contingent upon ARC Approval (If applicable).
- All construction in accordance with NC Building Codes.
- Helms Builders Inc. will supply all Building, Utility Permits, and Builders Risk Insurance & Foundation Surveys.
- Planning, coordination & pricing for selections of all other materials & colors is to be completed jointly by owner & contractor.
- Helms Builders Inc. is responsible for providing water tap & sewer service.

Footings:

- All Footings min. 8" deep x16" wide with 3000 lb. mix.

Foundation:

- Stem wall slab foundation.
- Water proofing & drain tile to be installed around perimeter of house.

Framing:

- All framing lumber #2 or better.
- Walls, 2"x4"x105" studs.
- Headers will be min. 2-2"x10" with plywood between on load bearing walls.
- Exterior sheathing 1/2" osb.
- Roof truss
- Roof sheathing 7/16" Radiant barrier osb. covered with 15lb. Builders felt.

Shingles:

- Architectural 30 yr. shingles.
- Ridge vents.
- Step flashing.

Exterior:

- Combination of 8" Fiber cement lap siding & Fiber cement shingles.
- Windows, Ply-Gem single hung as per plans, with insulated glass, 3/4" grills between glass (as plans) & screens.
- Gliding door to screen porch.
- Doors as plans specified, Glass doors on rear are to be steel french. As code requires that door in from garage to house be six panel steel, Front door as shown on plans.
- Boxing, overhang 12" unless noted on plans. Covered with aluminum & vinyl.
- Gutters aluminum with baked on finish, down spouts emptying drain tile.

Porch:

- Vinyl ceiling.
- 4" concrete floor.
- 10" Cedar columns on 20" stone base as per. plans.

Screen Porch:

- 4" columns (no rails)
- Vinyl ceiling.
- 4" concrete floor.

Specification Sheet

Interior Trim Spec. For All Rooms:

- Sheetrock walls.
- Sheetrock ceiling 1/2" screwed in place with smooth finish, painted white.
- Casings 1"x4" W-5/4"x6" headers
- Interior doors panel hollow core (Craftsman III).
- Base 7 1/4" style.
- Painted woodwork.

Interior Trim Spec. For Individual Rooms:

Garage:

- 4" fiber reinforced concrete floor over moisture barrier.
- 1-18'x8' paneled un-insulated aluminum overhead door with openers.

Family Rm:

- Hardwood floor.
- 5 5/8" crown.
- 42" Gas fireplace with stone profile & mantle.

Kitchen & Breakfast Area:

- Hardwood floor.
- Crown mold 5 5/8".
- Cabinet's raised panel, Granite cabinet tops & Tile backsplash.
- Kitchen sink & faucet (standard package).
- Appliance (Allowance to be selected by owners).
- Electric range.

Halls:

- Hardwood floor.
- Crown mold 5 5/8".

Master Bedroom.

- Carpet.
- 9' flat ceiling.
- Crown mold 5 5/8".

Master Closet:

- Carpet
- Custom built shelves painted white.

Master Bath Room:

- Tile floor.
- Cabinets raised panel 36" with granite tops recessed bowl (color to be selected by owners), faucet as per. (owners selections). with mirror above.
- Shower tile, 36"x 60" faucet as per. (owners selections), and shower walls with clear glass door.
- Bath hardware allowed \$25.00 per. fixture installed.
- Toilets white elongated 1.6 gal. per. flush as per. code.

Guest Bath:

- Tile floor.
- Cabinets raised panel 36" with white cultured marble tops (recessed bowl, faucet as per. (owners selections). with mirror above.
- Tub 60" fiberglass unit.
- Bath hardware allowed \$25.00 per. fixture installed.
- Toilets white elongated 1.6 gal. per. flush as per. code.

Specification Sheet

Bed Rooms: 2, 3:

- Floors carpet

Laundry Room:

- Tile floor
- Electric Dryer.

Rear Entry Hall:

- Hardwood floors
- Custom drop zone
- Walk in pantry w/ custom shelves painted.

Stairs:

- To Future bonus pine stained..

Paint & Finish:

- All interior walls will be primed and have 2 coats of flat latex wall paint.
- All interior trim will be primed and have 3 coats of latex trim paint.

Plumbing:

- 1-50 gal. Electric hot water heater.
- All supplies poly
- PVC drains (except down walls, which is cast iron).
- Two hose bibs.
- Plumbing fixture (to be selected by owners).
- All vents on back of house.

Heating Equipment

- Trane 3 ton, 14 seer. Air-condition, Heat pump.
- LP Gas outlets.
 - Family Rm. Fireplace
- All Plenums will be galvanized with joints covered with mastic.
- All the Ducts from the plenums will be Foil backed flexes with mastic joints.
- Register will be in ceiling..
- There will be 2 centrally located return. (Or as code requires)

Electrical:

- 200 amp. Service.
- Prewire 3 phones 4 strand twisted wire.
- Prewire 5 cable jacks.
- Prewire & install 5 ceiling fans.
- Prewire 4 flood lights
- Smoke & Carbon Monoxide detectors, as code requires.
- Lights in attic as per code.
- All switches will be toggle style.
- Lighting allowances include fixtures; ceiling fans, under & over counter lights, doorbell chimes and components.

Driveway:

- 4" concrete with broom finish 20' wide to street.

Sidewalk:

- 3' wide to front

Specification Sheet

Yard Work & Shrubs:

- Yard is to be sod.
- Shrubs, including ground cover, plants, labor.
- Allowance item.

Other Features:

- Insulation: Walls R-13, Ceilings R-30, and Floors R-19.
- Door hardware Schlage lever (satin nickel finish) with dead bolts.
- Pre-wire Security system consisting, one keyboard.
- Exterior will be pressure cleaned before closing.
- All shelves are to be metal with vinyl coated unless noted.
- Mail box & post as required by subdivision.

House Size:

- | | |
|---------------------------|--------------------|
| ▪ First Floor Heated | 1781 sq. ft. |
| ▪ Future Bonus | 300 sq. ft. |
| ▪ Screen Porch | 127 sq. ft. |
| ▪ Garage | 503 sq. ft. |
| ▪ Front Porch | 118 sq. ft. |
| ▪ Total Under Roof | 2829sq. ft. |

Change Orders:

- Must be signed by both parties.
- Must be paid for prior to installation.

Warranty Schedule:

- There will be two-scheduled walk through, the 1st. should occur at app. 90 days after occupying home, the 2nd. should occur at the end of the first year. Homeowners should contact the superintendent that oversaw their job to schedule this.

Allowances:

- | | |
|--|------------------------------|
| ▪ Light fixtures including recess | \$3000 |
| ▪ Landscaping: | \$3500 |
| ▪ Items included with landscape. | |
| ▪ Landscape plans for arc. approval | |
| ▪ Gutter drains | |
| ▪ Sprinkler system | |
| ▪ Seeding rear yard | |
| ▪ Sod front yard | |
| ▪ Prep. Natural areas | |
| ▪ Plant beds, plants, shrubs & ground cover. | |
| ▪ Carpet: | \$2000 |
| ▪ Tile: | \$4.00 per. sq. ft. material |
| ▪ Plumbing fixtures: | \$2540 |
| ▪ Cabinets | \$6780 |
| ▪ Kitchen & Bath Tops: | \$4250 |
| ▪ Appliances: | \$2150 |
| ▪ Sewer Tap: | \$5050.00 |
| ▪ Water Tap: | \$225.00 |
| ▪ Lot Cost: | \$48,000 |

Price Submitted: \$279,500.00

Price void after 30 days.

Specification Sheet

I agree that I have read the above document and understand it fully, and this will become a pertinent part of the final contract upon signing below.

Helms Builders Inc.

Date

Homeowner

Date

Homeowner

Date