

Standard Specifications

Floors and Wind Zone

- a. All Homes Built to 100 MPH Wind Zone (Optional Higher Wind Zones Available)
- b. 2 X 10 (SYP #2) Floor Joist 16" On Center with Solid Block Bridging
- c. Double 2 X 10 Perimeter Bands at Front and Rear (Single 2 X 10 at Gable Ends)
- d. Joist Hangers Installed at Marriage Wall Connection.
- e. 5/8" Tongue and Groove OSB Floor Decking, Glued and Nailed
- f. FHA Approved Carpeting with 6 Lb Rebond Pad and Tack Strip in Living Room, Bedrooms, Hallways and Dining Area
- g. NAFCO "Brookstone" Premium Vinyl Tiles over 1/4" Underlayment in Kitchen, Bathrooms, Utility and Foyer Areas

Exterior and Marriage Walls

- a. 2 x 6 Exterior Walls, 24" On Center (16" OC Option Available)
- b. R-19 Exterior Wall Insulation
- c. 7/16" OSB Exterior Wall Sheathing
- d. Double 4 Exposure, Dutch Lap Vinyl Siding with Matched Color Corner Posts
- e. Colonial Panel Style Vinyl Shutters for Front Elevation of Home
- f. 2 x 3 Marriage Walls with Partial 7/16" OSB Sheathing (2' at Top and Bottom)

Exterior Doors and Windows

- a. 3/0 Steel Insulated "Sunburst" Glass Style Front Door with Embossed Woodgrain (Paintable/Stainable)
- b. Brushed Nickel Knob Hardware and Deadbolt at Front and Rear Doors
- c. 2/8 Steel Insulated "9-Lite" Style Rear Door with Embossed Woodgrain (Paintable/Stainable)
- d. All Vinyl, Single Hung, Thermopane "Low-E" Windows with Grills and Screens

NOTE: All Exterior Doors Include "Jamb Guard Sill Pan"

Interior Walls and Ceiling

- a. 2 x 4 Interior Partitions, 24" On Center (16" OC Option Available)
- b. 8' Flat Ceilings Throughout with Smooth Finished 5/8" Drywall
(9' Ceiling with 36" Kitchen Wall Cabinets Option Available)
- c. 9' Flat Ceilings Throughout with Smooth Finished 5/8" Drywall on Select Models Below:
These Models Also Include 36" Kitchen Wall Cabinets
(Carrington I and II, Craftsbury II, Carolyn II, Canterbury II, Devonshire I, Haverdale, Hillsdale, Chasworth I, Princeton I, Laurendale I, Oakhurst, Peachtree and Parkridge)
- d. Smooth Finished, 1/2" Drywall, Glued and Screw Fastened on all Interior Walls
- e. All Drywall Finished with "CBS White" Primer Paint

Roof Systems

- a. R-30 Fiberglass Batt Ceiling Insulation (Optional R-38 Ceiling Insulation Required by some States and Counties)
- b. 7/12, 8/12, 10/12 and 12/12 Pitch Roof Trusses, 24" On Center for all Floorplans.
Please Refer to the Base Price Listing for Standard Roof Pitches by Model
- c. 3/4" OSB Attic Floor Decking and Stairs with Carpet to Second Floor. (Standard Upper Gable Windows per Plan)
- d. 15" Front and Rear Fixed Overhangs and 16" Gable End Overhangs on all Models
- e. 7/16" OSB Roof Sheathing with "H" Clips on all Models
- f. 30 Year Owens Corning Architectural Shingles
- g. Shingle-Over Ridge Vent on all Models

NOTES ON ROOF SYSTEMS:

- h. 7/12 Pitch Roof Assemblies Include 2 x 3 , 24" OC Framed Gable Walls.
- i. 8/12 and 10/12 Tri-Module Roof Assemblies Include 2 x 6, 24" OC Framed Gable Walls. The Gables for the 8/12 and 10/12 Roof are Framed for Upper Gable Windows per Plan.
- j. 10/12 and 12/12 27'-6" Wide Roof Assemblies Include 2 x 6, 24" OC Framed Gable Walls. The Gables for the 10/12 and 12/12 Roof are Framed for Upper Gable Windows per Plan.
- k. Refer to Second Floor (Unfinished) Upper Level Layouts for Gable End Window Locations
- l. Gable Walls O.C. Spacing Does NOT Change if Optional Exterior Wall Spacing is Ordered

Interior Doors and Mouldings

- a. White 6-Panel Masonite Interior Doors with Brushed Nickel Knob Hardware (Privacy Locksets at Baths and Bedrooms)
- b. White Colonial Molding Package (5-1/4" Base Molding and 2-1/4" Casing)
- c. "Picture Frame" Style Window Trim (Upgrade Window and Door Casing Available)
- d. Cape Cod Stairways Include Railings and Wall Hung Railing (Where Shown on Floorplans)
- e. Marriage Wall Openings Framed for Site Applied Drywall

Kitchen

- a. Merillat Essentials Flat Panel Oak and Flat Panel Maple Kitchen Cabinetry
- b. Wall Cabinet Cove Moulding
- c. Decorative Antique Brushed Nickel Knob Pulls on Kitchen Cabinetry (Doors and Drawers)
- d. Double Bowl Stainless Steel Sink with Single Lever Faucet and Sprayer
- e. Self Edge Laminated (Square Edge) Countertops with Laminate Backsplash
- f. Recirculating, Filtered Range Hood with Light (Non-vented)

Baths

- a. Merillat Essentials Flat Panel Oak and Flat Panel Maple Bath Cabinetry
(4 Available Colors) (Upgrade Kitchen and Bath Cabinet Options Available)
- b. Decorative Antique Brushed Nickel Knob Pulls on Bath Cabinetry
- c. Self Edge Laminated (Square Edge) Vanity Tops with Drop in Bowls and Single Lever Faucets
- d. Beveled Edge Wall Mounted Mirror with Separate Strip Light over Each Bowl
- e. One Piece Tub/Shower Units with Single Lever Shower Mixer (Heat Diverter)
- f. Elongated Style Toilets
- g. 100 CFM Exhaust Fan Switched Separately in Each Bathroom
- h. (1) Waterproof Recessed Can Light Over Each Tub and Shower Fixture
(Recessed Lights May Not Be Centered on Fixtures Due to Bottom Cord of Trusses)

Electrical Systems

- a. 200 Amp Main Service Panel (40/40) with Copper Buse (Optional Whole House Surge Protection Available)
- b. Standard 14/2 Wiring (Where Applicable)
- c. AC/DC Smoke Detectors as Required by Code
- d. Brushed Nickel Bedroom Ceiling Lights Mounted w/ Reinforced Box and Single Switch
- e. Exterior Light at Each Entry Door
- f. Two Exterior GFI Receptacles
- g. Electric Range Receptacle
- h. Electric Dryer Receptacle
- i. Door Chime at Front Door (Rear and Side Door Options Available)

Heating and Plumbing Systems

- a. White (Floor-Mount) Adjustable Damper Registers Installed with Boots for On-Site Installed HVAC
- b. 40 Gallon Electric Water Heater with Overflow Pan (When W/H is Installed)
- c. Individual Shut Off Valves at Toilets and Sinks
- d. PEX Supply Lines Interconnected in Floor
- e. PVC DWV Stubbed Through Floor
- f. Washer Plumb-box with Shut-offs
- g. All Cape Cod Models Include the Following For Second Floor: (2) 3/4" PEX Supply Lines, (1) 3" For Future Drain,
(1) 3" For Future HVAC, (1) 2" For Future Electrical.

Warranty

- a. One Year Limited Product Warranty -- Ten Year Major Structural Defect Protection
- b. Two Years on Portions of Heating and Electrical Systems
- c. Ten Year Warranty is Issued Through 2-10 Warranty Corporation

Carolina Building Solutions may, at its sole discretion, change any specifications, materials, or design which are required by the availability of materials, vendor availability, or any other reason provided such changes in specifications are of equal quality and do not effect the structural integrity of the home.