



D&S Construction

of North Carolina

D & S Construction of N.C.

Residential Building Contractors
137 Cross Center Rd # 207
Denver, NC 28037

(704) 489-9956
(704) 489-9369

General Specifications

FOUNDATION:

- Footings: 3000 PSI, Block Foundation-Crawl Construction – 2 X 10 floor system –
¾” T&G
- Drain System: Interior drain from center to exterior, Stone and/or Pit Gravel
- Vapor Barrier: 6 mil poly continuous
- French Drain, Bituthene and elastmeric waterproofing as code and grade requires
- Structural Support: 16” wide footings, pier and girder floor support

INTERIOR CONCRETE:

- Garage Slab: 3 ½ “ thick minimum over pit gravel with 6 mil poly vapor barrier
- Slab to be machine-troweled smooth

FLOOR COVERINGS

- Carpet: All areas as indicated per plan and contract allowance
- Hardwoods – As indicated per plan and contract allowance
- Tile: As indicated per plan and contract allowance
- Kitchen counter and backsplash – As indicated per plan and contract allowance

EXTERIOR WALLS:

- Framing: 2 X 4 at 16" on center, ceilings as indicated per plan
- Sheathing: 1/2 " structural grade OSB plywood
- Finish: As per plan
- Eave and Soffit: Vented vinyl soffits and eaves
- Windows: PVC , style as per plan
- Doors: Entry-Front – as per plan
- Garage – Aluminum garage door, size as per plan, one electric garage door opener
6 panel steel utility door to house from garage

INTERIOR WALL:

- Framing: 2 X 4 at 16" on center
- Wall/Ceiling covering: 1/2" gypsum board smooth finish
- Paint: Choice of 3 colors standard flat finish
- Each additional color – to be determined based on selections and placement
- Doors: 2 panel Santa Fe style doors, hollow core
- Trim: Painted Baseboard
- Painted casing windows/doors
- Crown molding as per plans and contract allowance
- Chair rail and Wainscot as per plans and contract allowance
- All trim paint is gloss white unless change order
- Oak handrail and shoe plate with painted wood balusters

INSULATION:

Walls: R-13 Batts with vapor barrier
Ceiling: R-30 Batt and Blown
Floors: R-19 Batts over vented crawl space

ROOF SYSTEM:

- Framing: 2 X 10 and 2 X 6 "stick built" roof system or engineered roof trusses
- Sheathing: 7/16" OSB
- Felt: 15 lb. asphalt impregnated paper
- Shingles: 30 year Architectural
- Gutters and Downspouts: Continuous formed aluminum with splash blocks
- Venting: Continuous ridge and eave

HEATING AND COOLING:

Heat Pump: 2 system design , min. 13 seer , unit in attic
Vented exhaust fan hall bath, master water closet, powder room

- Clothes dryer vent to outside
- Fireplace: As per plans and contract allowance and finish
- Propane tank by buyer

PLUMBING:

- Fiberglass tile shower unit
- Garden tub at Master bath
- Water closets: Vitreous China , 1.6 gallon tank , elongated bowl in Master
- Vanity Tops: As specifies per plan
- Kitchen Sink: stainless steel chrome faucet w/ pullout sprayer
- Bath Fixtures: Delta nickel
- Water Heater : 1 – 50 gallon electric
- Hookup for washer and dryer, electric for dryer
- Bath Hardware: Chrome paper holders and towel bars
- Exterior hose bibs front and rear, cold water only, frost proof and at garage end
- Cabinets – As specified per plan and contract allowance
- Waterline hookup at kitchen for refrigerator

ELECTRICAL:

- Recessed lighting at kitchen – buyer to determine as per contract allowance**
- Panel: Circuit breaker disconnect, 200 amp service**
- Fixtures: Local \$2000.00 budget includes tax and any shipping necessary
- Smoke detectors, phone jacks, cable pre-wires –as per plan and contract allowance
- Ceiling fan pre-wire great room, master bedroom
- Receptacles_ 200V outlet to oven, range and dryer
- Coach lights at garage, front entry and deck
- Floodlights as per plan and contract allowances
- Weatherproof receptacles front and rear
- Surround sound pre-wired and alarm system pre-wire as per contract and contract allowance
- Door bell at front entry

KITCHEN:

- Cabinets- 36” wall cabinets, crown molding-standard stain
- Countertops – Level 1 Granite colors countertops with diagonal tile backsplash
- Appliances –Smooth top range, microwave, dishwasher, disposal – black standard, stainless steel upgrade available

HARDWARE:

- Locks: Brushed chrome
- House numbers at front entry

PORCHES:

-Poured concrete entry stoop, deck as per plan and contract allowance, handrails as required by code, per plan and per contract allowance

SHELVING, MIRRORS AND SHOWER DOORS:

-Mirrors and shelving as per plan – standard amenities
-Shower door at Master bath only

DRIVEWAY:

-11 ft. wide entry drive to full width at garage door – Concrete
-Total concrete budget \$4000.00

LANDSCAPING:

-Builder will backfill foundation & provide final grading, positive drainage, seed & straw as required by EPA – all other landscaping to be per owner

WATER AND SEPTIC:

-Septic field by Catawba County
-Lincoln County water tap

WARRANTY:

-One year workmanship
-One year plumbing, electrical, and HVAC as provided by subcontractors
-Any style or color selections shall be made during the course of construction to the buyer's request within budget amounts

We are pleased that you have chosen us as the builder of your new home. We want the building experience to be a pleasant one and to achieve this goal it is imperative that we avoid any misunderstandings during the construction process. For this reason it is essential that you become familiar with your written contract and documents. These documents represent the entire agreement between you and our company. Furthermore, to insure accuracy in products and specifications of your new home, the Buyer shall not at any time contact subcontractors without the builder's permission. In the event there may be any conflict between the plans and specifications, what is noted in the specifications shall be used.

Seal Constitutes acceptance of specifications:

Date

Buyer

Buyer

Contractor: D & S Construction of N.C.