

Current Specifications
4117 Duck Club Rd, Ravenel SC 29470
Wingard Custom Home

DESCRIPTION OF MATERIALS

FLOOR SYSTEM:

- Type: Crawl, Fully Encapsulated, Humidity Controlled.

EXTERIOR WALLS:

- Wood Frame: 2"x 4" or 2" x 6" depending on location, SYP studs, per plan
- Exterior Sheathing: Per Plans
- Siding & Trim: Cement Board Siding
- Soffit/Fascia: Perforated Cement Board Soffit and Fascia to plans
- House Wrap: Air and Water Barrier

ROOF FRAMING:

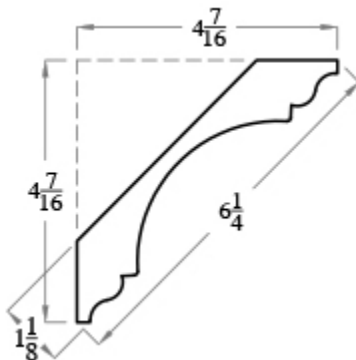
- Engineered Truss System

ROOFING:

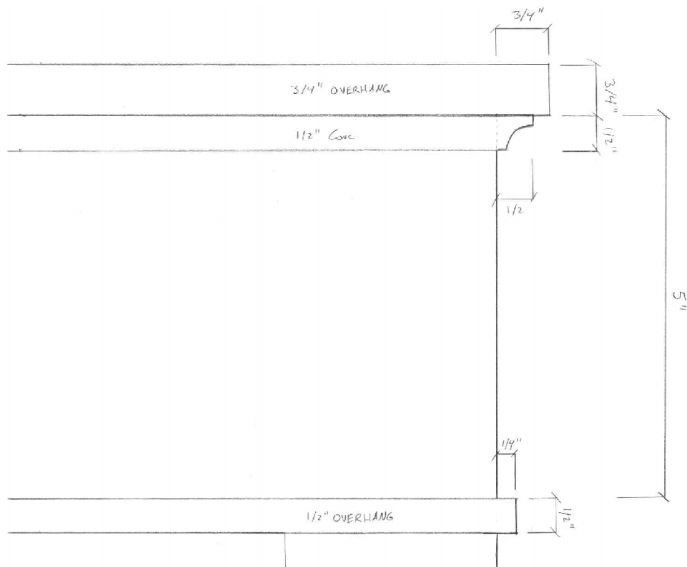
- Sheathing: OSB Radiant Barrier
- Underlay: #15 Felt with Ice and Water Shield in Valleys
- Roofing Material: Galvalume 5V metal roof
- Venting: Ridge vents as required
- Flashing: Aluminum installed where required.

INTERIOR FINISH:

- Ceilings: 5/8" sheetrock, taped, filled, skimmed, sanded smooth, perimeter nailed field screwed, and painted
- Walls: 1/2" sheetrock, taped, filled, skimmed, sanded smooth, perimeter nailed field screwed, square corners and painted.
- Garaged Ceiling & Walls: Same as above
- 6" Cove Crown Molding: Entry, Stair, Halls, Master Bedroom, Master Closet, Dining, Laundry, Guest Bedrooms, Flex room, Guest Baths



- Modern Shallow Coffered Ceilings (1.5") in GR/Kitchen
- Base Boards: 1x8 Trim Board
- Custom door/window casing:



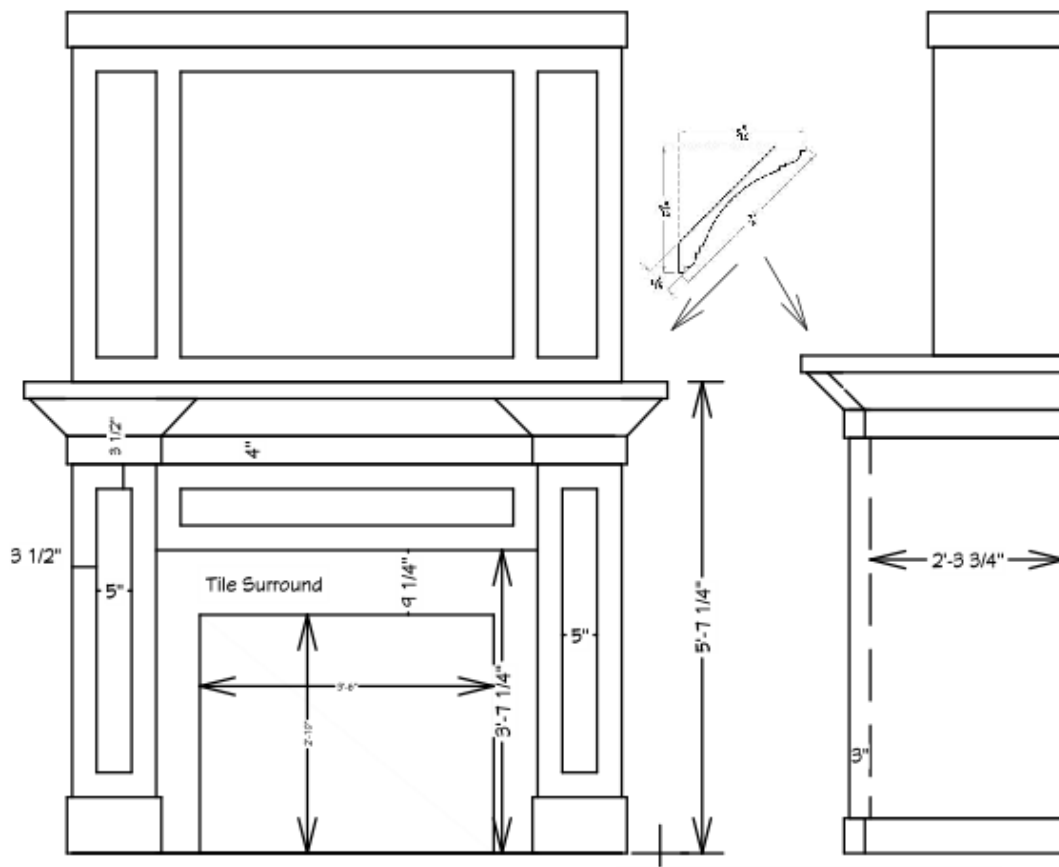
- Dining: Board and Batten to ceiling, no additional window trim. Crown on top at ceiling.



- Foyer to be flat single batten style wainscoting to ceiling.



- Master bedroom headboard wall to match foyer style wainscoting
- Wall under stairs to be matching wainscoting. This wainscoting to also follow the stairs up and across the back upstairs hall open to stairs at rail height.
- Foyer/stairwell/upstairs hall/overlook/kitchen to hall/dining openings to be cased.
- Greatroom Built-ins to be cabinet base with wood top and shelves.
- Fireplace to be custom to plan with mosaic marble surround. No hearth if Code/manufacture allowed. Built-in's to flank the sides.



*Small Marble Mosaic to match kitchen
or brick pattern if available.*

SHELVING:

- White Metal Shelving/Rack in most locations
- Pantry: Wood shelving 24” deep in pantry back/left walls and 12” deep along kitchen wall
- Master Closet: Custom Shelving solution

WINDOWS:

- Type: Andersen 400 wood double-hung Low-E easy lift and tilt with insulated glass, screens.

EXTERIOR & INTERIOR DOORS:

- Front Door: Mahogany wood door, Jacobean minwax stain.



- Exterior Doors: Exterior Doors: Low E, Fiberglass insulated paint grade with SDL glass panels to match model home, per plan
- Fire Doors: Steel insulated fire rated, design per plan
- Interior Doors: Flat Panel, square edge stile, 8' doors on 1st floor and 6'8" doors on second floor and garage entry:



PAINTING:

- Interior Walls:
 - a. Foyer/GR/Kitchen/Master Bath/Closets/Laundry/Pantry: Charleston White DCR100
 - b. Standard interior walls: SW 7014 Eider White
- Interior Trim: SW Charleston White DCR100 Eggshell trim paint, to match cabinet white
- Interior Ceiling: SW Charleston White DCR100 Benjamin Moore Flat white paint to match cabinet white
- Porch Ceilings: SW 7009 Pearly White, Eggshell, color to match siding
- Exterior Siding: SW 7009 Pearly White, flat, to match windows color
- Exterior Trim: SW 7009 Pearly White, Eggshell, color to match siding
- Exterior Foundation: SW 7043 Wordly Gray
- Exterior Vents: SW 7046 Anonymous

WOOD/TILE/CARPET:

Standard locations: 5" X 3/4 Domestic White Oak Solid UNF SE Heavy Rift/Quartered 2-10 Lengths, Antebellum. With Loba Supra Satin Two Part Water Based (Healthy Home Low VOC)



Up Stairs Bathrooms:

- Bianco Dolomite 2x2 diamond shower floor (where applicable)
- Bianco Dolomite 12x24 shower walls, Matte, straight lay, light gray grout.
- Floors to be herringbone slate.

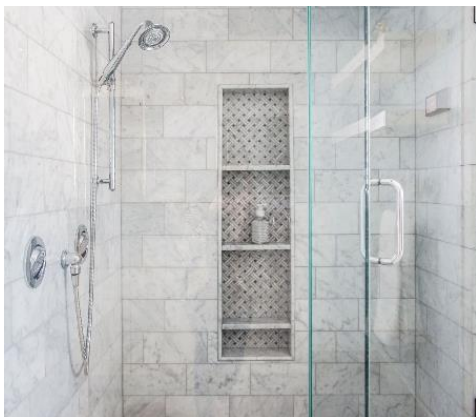


Down Stairs Guest Bathroom:

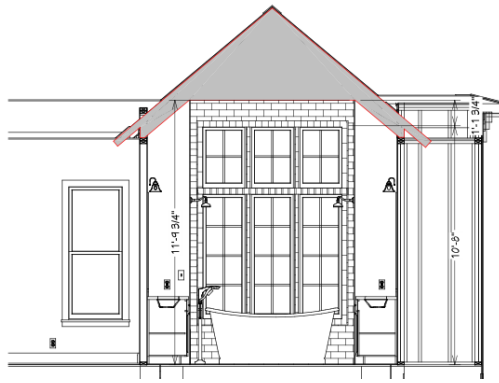
- High Variation Artisan White subway tile walls
- Shower Floors Bianco Carrara Herringbone Mosaic
- Bath Floor: Wood Floors

Master Bathroom:

- 24" x 48" Plata Statuario Brina Matte, Straight Lay, light grout to match middle tones
- Shower walls to match, offset brick pattern horizontal lay
- Shower Floor to be matching Hex
- Matching Basketweave Accent with black dot in Niche/Bench Recesses



2' 0" x 4' 0"
LARGE FORMAT



Master Shower Windows to have bottom windows covered by water-resistant black blinds or privacy film.

Laundry: Brick tile floors



Guest Bedrooms Upstairs: Hardwood.

FROG: Carpet, \$50 per sqyd material price allowance. Cut/uncut pile.



Backsplash: Dolomite Marble 1x2 Herringbone Backsplash matching white grout line across the back of the kitchen and, wrapping the window to the ceiling, Herring Bone Lay, light gray grout (sterling)



CABINETS:

- Kitchen: All wood cabinets in “Shaker Style” with stacked upper cabinets to ceiling, soft close doors and knobs; in white painted finish with dark gray island.
- Solid Wood Drawers - All cabinet drawers are full extension, solid wood joined with dovetail joints

- Soft-Close Cabinet doors and Drawers – Installed on all cabinets throughout
- Kitchen Cabinet hardware – Warm brass knobs and pulls
- Laundry/Baths hardware: Color to match plumbing
- Master Bath: dark gray cabinets

COUNTERTOPS:

- Kitchen: 3 CM Calacatta Miraggio or similar veined Quartz



- Master Bath(s): ASPEN WHITE or similar with 4” backsplash and rectangular white under-mount sinks



- Guest Bath/Powder(s): ASPEN or similar with 4” backsplash and rectangular white under-mount sinks (Powder and Guests to use Kitchen Granite if available from the Two Slabs)

PLUMBING:

- Supply Lines: PEX System (large primary line)
- Waste Lines: PVC
- Water Supply: Public water, tap and lines provided
- Waste: Public sewer, tap and lines provided
- Water Heater: Single Tankless Rinnai gas hot water heater: RL94eP or similar
- Exterior Hose Bibs: located per plan
- Master Bath - Tile shower walls with curb-less tile floor and elongated drain
- Master Tub – Freestanding tub with tub-mount faucet
- Guest Bath Up – Fiberglass tub/shower shape and size per plans
- Guest Bath Down – Tile Shower with BN Drain

Plumbing Fixtures:

Master Bath

- Tile Shower Walls to ceiling
- Tile Shower floor
- Shower Drain (elongated in matching PN finish)
- Shower: Two Delta Cassidy PN Shower Set T17T297-PN with one H2okinetic 3-setting Slide Bar + Hand Shower - Delta 51308-PN + Wall Elbow + Transfer valve in PN



- Cassidy Widespread Bathroom Faucet - Polished Nickel Delta 3597LF-PNMPU (x2)



- Tub Filler: Cassidy Tub Filler T4797-PNFL-LHP



- Tub – White to plans – 72”



- Toilet, Kohler K-3999-0 w/ Delta H797PN handle
- Frameless Shower Glass
- Matching Toilet paper, hand towel (x2) hardware and Cassidy Double Robe Hook (x2) 79735-PN

Guest Baths UP

- Tub base only or Tile shower to plans – White tub base where applicable
- Delta Cassidy Tub and Shower Set in Polished Nickel
- Delta Cassidy Single Hole Bathroom Faucet – Polished Nickel



- Elongated Toilet (standard height) – White w/ Delta H797PN handle
- Matching Toilet paper, hand towel and wall towel hardware

Guest Bath DOWN

- Tub base only – White per plans
- Delta Cassidy Tub and Shower Set in Polished Nickel
- Delta Cassidy Single Hole Bathroom Faucet – Polished Nickel
- Elongated Toilet (standard height) – White w/ Delta H797PN handle
- Matching Toilet paper, hand towel and wall towel hardware

Powder Bath (if applicable)

- Cassidy Single Handle Bathroom Faucet - Brass, 597LF-CZMPU Toilet
- Kohler K-3999-0 + Delta H797PN handle
- Matching Toilet paper and hand towel hardware

Laundry:

- Matching Toilet paper and hand towel hardware

Kitchen:

- Prep Sink: Under Mount Bowl – ~24” Stainless Steel sink, K-3822-4-NA or similar



- Island Sink – Kohler K-6427-0 Farm Sink



- Kitchen Faucets

- a. Island: Brizo Artesso Bridge Kitchen Faucet with Side Spray - Limited Lifetime Warranty Model:62525LF-PN w/ soap dispenser



- b. Prep Sink: Brizo Artesso



c. Pot Filler: Brizo Artesso 4 GPM Model:62825LF-GL



HVAC:

- Upstairs/Master: Forced air, 14 SEER with Heat Pump and Two zones with programmable thermostats
- Downstairs/FROG (excluding master): Forced air, 14 SEER with Heat Pump and one zones with programmable thermostat

ELECTRICAL WIRING:

- Wiring, decorative and non-decorative fixtures, smoke detectors, bath fans, door bell and recessed lights are covered in the base package.
- Lighting TBD (Gold tones in Living/Dining. Black tones in all other common areas. Polished Nickel in bathrooms.)
- Dining: Savoy House Townsend 5 Light 44" Wide Chandelier Model:1-324-5-322



- Kitchen Island: Three Savoy House Alden Single Light 12" W Pendant Model: 7-132-1-322



- Foyer: Generation Lighting Alturas 9 Light 33" Wide Pillar Candle Globe Chandelier



- Stairs: Savoy House Townsend 6 Light 24" Pendant Model 3-322-6-322



- Master Bath: Polished Nickel Savoy House Monroe 24" Tall Wall Sconce 9-303-1-109



- Master Closet: Park Harbor Beatty 26" 6 Light – Polished Nickel



- Powder/Guest Bathrooms: Signature Hardware Antonia 3 Light 25" Wide Clear Glass Shades Model:442482



- Laundry: Recessed Cans
- Front Porch: Ceiling Mounted Gas Lantern
- All bedrooms are wired for fans, Kichler Todo 56" Ceiling Fan with Metal Blades and Wall Control installed:



- Great Room / Screened Porch Ceiling Fans: MinkaAire Xtreme H2O 65" 8 Blade Black



- Cat 6: per plan
- Cabinet Lighting – per plan
- Under-cabinet Lighting – LED per plan
- Gas Lantern on Front Porch, CH-23



APPLIANCES: JennAir

- Range: 48" Professional Range



- Microwave Drawer:



- Dishwasher: 39 db



- Refrigerator: 42" Built-in



- Wine/Beverage Fridge: 24”



- In-Sink Disposal

INSULATION: Package meets/exceeds Energy Code

- Floor: Closed-cell spray foam (encapsulated and dehumidified)
- Ceiling/Attic Insulation: Open-Cell Spray Foam, to code
- Walls: R-13 fiberglass batts with vapor barrier
- Duct work, sill plates and penetrations sealed with Mastics or Fire Foam/Caulk.
- Duct blast test

HARDWARE:

- Door lock, hinges and doorstops – Kwickset Ashfield BLK
- Front Door Handle set – 802HELIP-514



- Other Exterior Doors – Keyed Round Bronze Knob
- Interior Doors – Round ORB



BATH HARDWARE:

Towel Bars and Toilet Paper Holders (# and locations are per plan). Finishes to match location

MASTER SHOWER:

Shower Door: Glass door, frameless with any required support bar.

LANDSCAPING: Landscaping package – entire yard is landscaped per plan

- Irrigation System to be installed – zoned as required

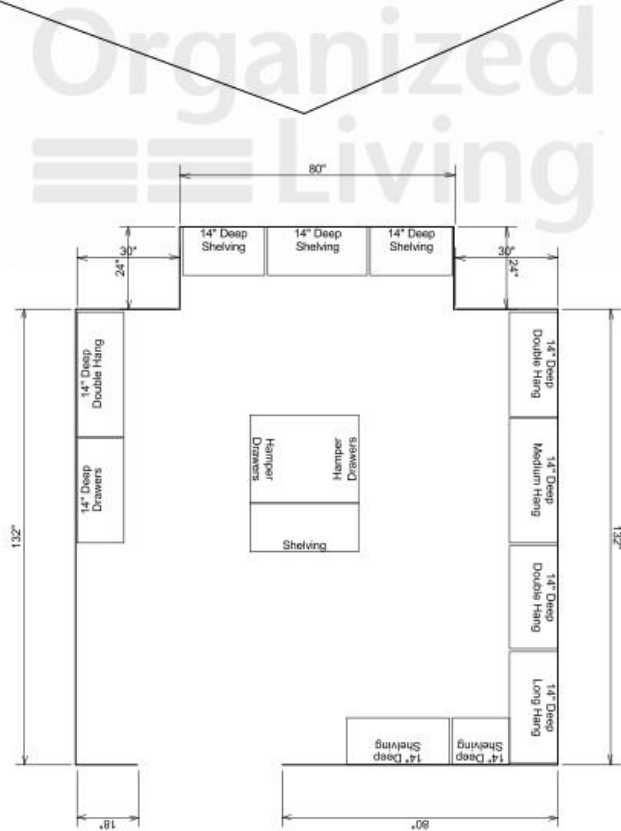
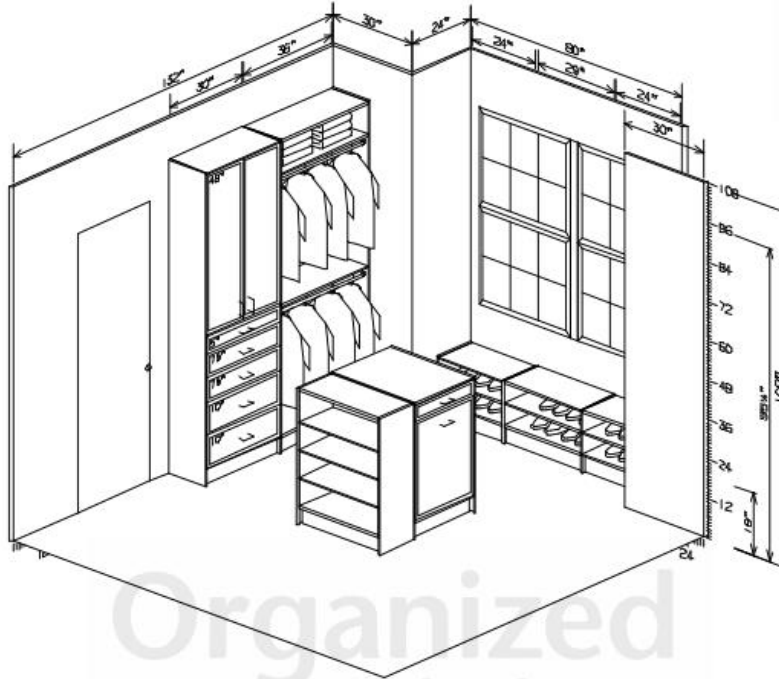
FIREPLACE:

- Box: Ventless Monessen Lo-Rider 36” Fireplace



Master Closet C

Qty: 1



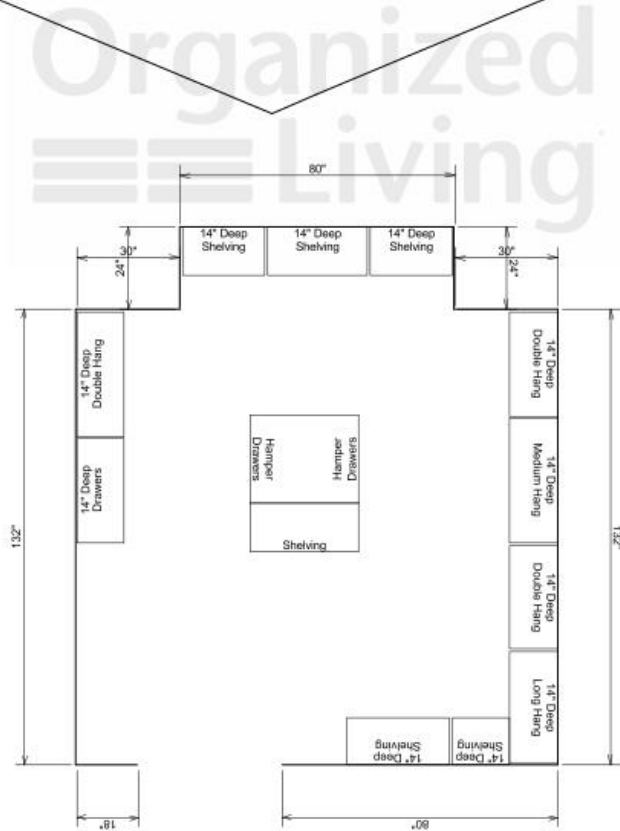
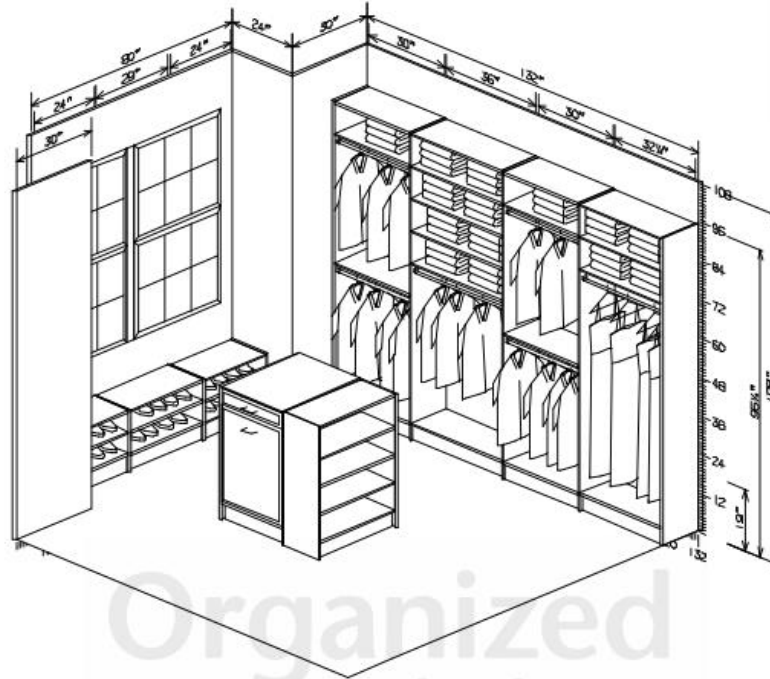
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4117 Duck Club Rd.
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Charleston Custom Closets LLC

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Master Closet C

Qty: 1



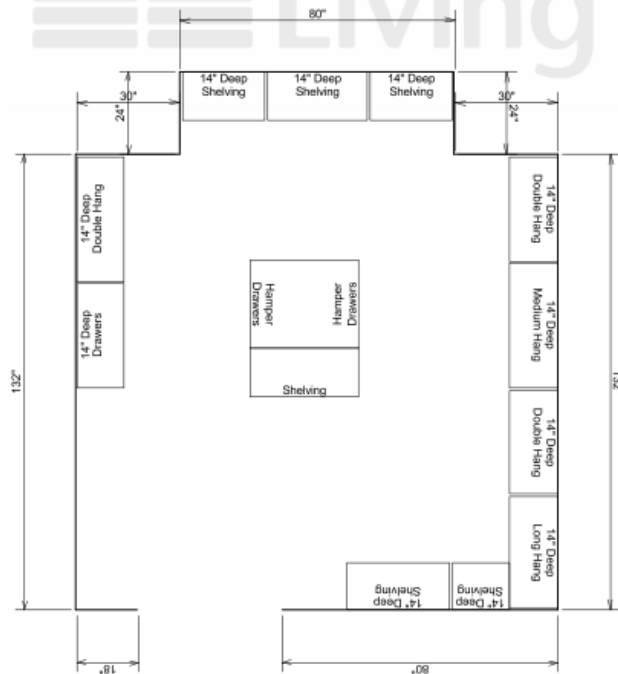
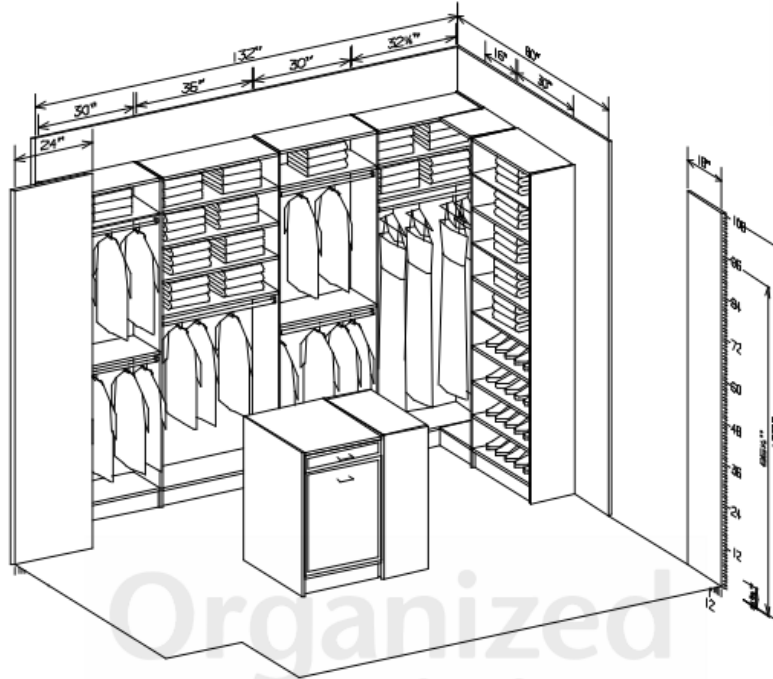
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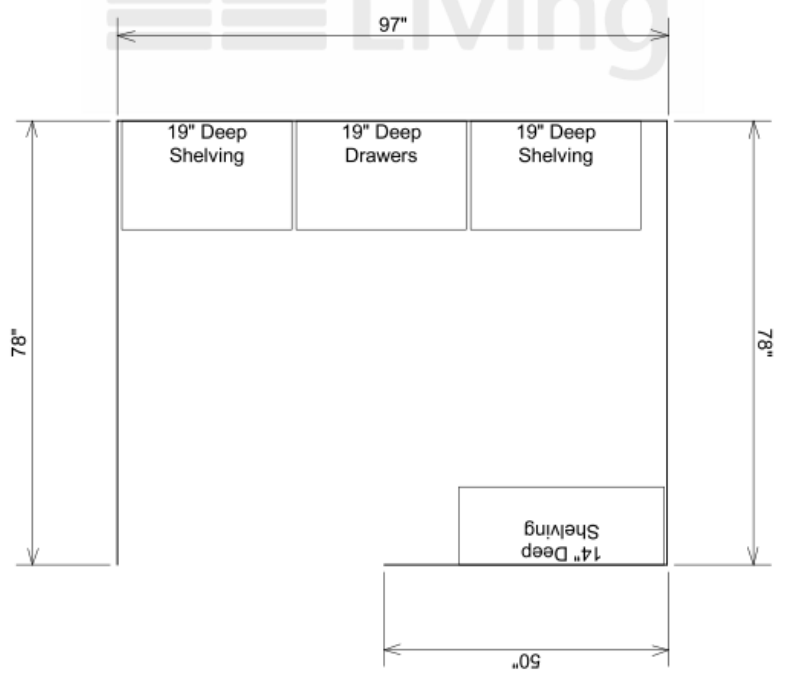
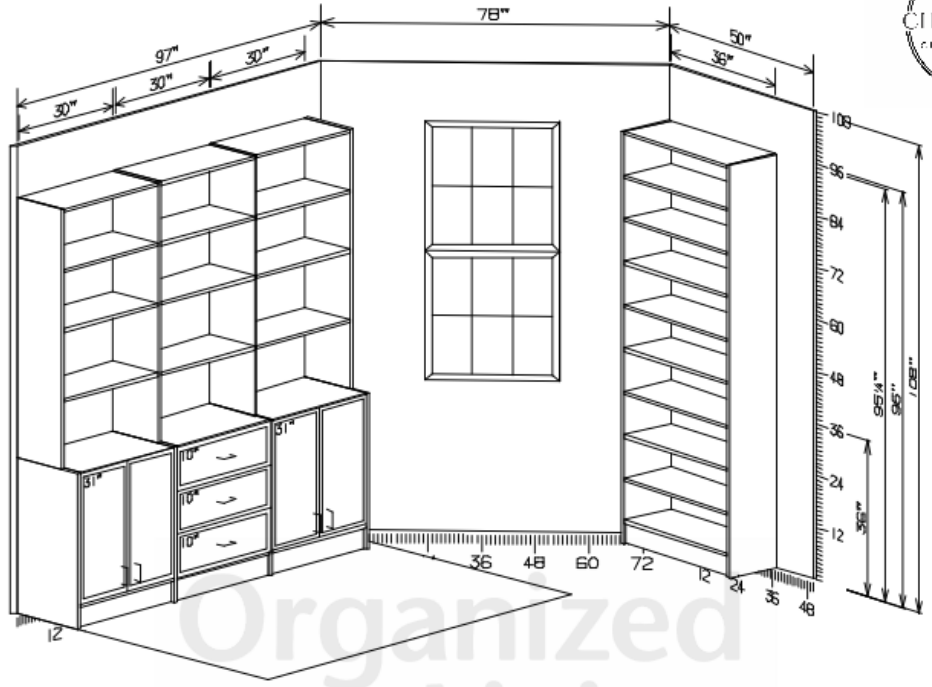
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Pantry - Version D

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