



BLACKSTONE
— HOMES —

Charleston Mill Townhomes – Building Specifications

SITE PREP	Lots to be cleared by developer
TERMITE	Foundation Pre-Treatment per City/State Requirements
SLAB	Post Tension, <u>3000</u> Average PSI Concrete Porches/Patios – Brushed Concrete Finish
FLATWORK	2500 PSI, Brushed Drive and Brushed Apron (per site plan) Brushed Concrete Driveway and Lead Walk (per site plan)
FRAMING	Plumbing Walls to be 6" (nominal) in thickness (may vary by plan) All Exterior walls to be 6" (nominal) in thickness Studs - Studs Spaced 16" OC Per Code Sole Plate - #3 Boric Treated Pine Sheathing and Structural Wall Sheathing: OSB with Vapor Wrap Siding – Hardie Siding and/or Cemplank (per plan) Sub Flooring – 7/8" High Performance OSB, Ring Shank Nailed, Glued & Screwed Engineered Roof Trusses Engineered Floor Trusses Roof Decking – 7/16" CDX Plywood/OSB Fascia - 1x6 Hardie-Fascia Brick Frieze – Hardie-Fascia Soffit – 1/4" Textured, Vented Hardie-Soffit Front and rear porch soffit to be LP Smart Siding Attic decking limited to mechanical equipment access only APPLICABLE FIREWALL FRAMING SPECIFICATION
ROOFING	Architectural Shingles 30 Yr, 300lb Metal Drip at all Eaves Synthetic Underlayment Air Ventilation per Manufacturers Specifications Color: Black
WINDOWS	Vinyl, Low E2 (clear), "Between the Glass" Divided Lites at front windows Color: Black/White All Windows to be filled with Argon Gas.
MASONRY	King-size Clay Fired Bricks Color: Oxford Place Address Marker: Metal Number Plate White Mortar Standard – Tooled Mortar Finish

INSULATION	<p>Exterior Walls: R13 Batt Insulation per City of CS Requirements Attic: R49 Blown Fiberglass Insulation per City of CS Requirements Two-Stage Polyseal – Yes Moisture Barrier/ House Wrap: Whole Home APPLICABLE FIREWALL SEALING</p>
EXTERIOR DOORS	<p>Front: 3'0" x 6'8" Prefinished Mahogany Door Rear: 3'0" x 6'8" Prefinished Mahogany Door Garage: Wayne Dalton: Carriage Style Garage Doors (non-insulated, no hardware) Chain Drive Electric Opener with (2) remotes</p>
SHEETROCK	<p>1/2" Sheetrock, 5/8" Sheetrock where required Square Corners Throughout Texture: Knockdown Texture at Walls & Ceilings 5/8" Sheetrock: Fire Code, Common Wall to Garage (as Per Code) Walls to be prepared for flat paint Garages: Sheet Rocked, Textured and Painted</p>
CABINETS	<p>Locations: Kitchens, secondary bathrooms, powder rooms Cabinets Supplied by TBD Material: TBD Finish- Gun Metal Gray (or equivalent) Paint Doors: Shaker Style Soft close doors Full extension, soft close drawers Cabinet hardware throughout Adjustable Shelving on all upper cabinets All Base Cabinets with 4" recessed toe kick Crown Mold at upper cabinets</p> <p>Kitchen: Island: 35" tall x 24" deep Sheetrock wall back/sides Dishwasher Cut-out Range Wall: Lowers: 35" tall x 24" deep lower cabinets Uppers: 42" tall x 12" deep upper cabinets</p> <p>Secondary Bath: 35" tall Std Base Vanities with 4" recessed toe kick Vanities to include 2-drawer bank (per plan)</p> <p>Powder Bath: 35" tall Std Base Vanities with 4" recessed toe kick Vanities to include 2-drawer bank (per plan)</p>

COUNTERTOPS	Mysterio Quartz Square Edging
MIRRORS and GLASS	Mirrors: Framed bulk purchased mirrors throughout
PLUMBING	<p>All Plumbing to be Low Flow Type, Zurn Pex Plumbing System Exterior Hose Bibs – 2 Hose Bibs – 1 at front, 1 at rear All fixtures, pans, valves, trims, and faucets supplied & installed by Plumber All Shower Heads to be placed at 7'-0" AFF</p> <p>Kitchen: Sink: Single basin, 16Ga, Stainless Steel Undermount Faucet: Single Handle Pull Down Faucet Model/Color: Black Ice Maker Water Line at Refrigerator in Kitchen Disposal: 1/3 HP Dishwasher Connection per plan</p> <p>Secondary Baths: Sink: Square Undermount, Color: White Vanity Faucets: 4" Centerset Model/Color: Black Tub/Shower Combo Faucets: Model/Color: Black Toilet: Elongated Color: White Tub/Shower 1 piece insert: Maxx 141502</p> <p>Powder Bath (per plan): Sink: Square Undermount, Color: White Faucet: 4" Centerset Model/Color: Black Toilet: Elongated Color: White</p> <p>Utility: Washer Box Electric Dryer Connection</p> <p>Water Heater: 50 Gallon – Electric</p>
HEAT and AIR SYSTEMS	<p>Air Conditioner: Lennox 3 or 3.5 ton 16 SEER heat pump system 1 year 100% on labor, 10 years on parts and compressor warranty if registered A/C Dampers at Supply Ducts (Manual) Thermostats: (2) Programmable Thermostats (upstairs/downstairs) White Vents and Return Air Grills R-6 Flex Ducting, Mastic Sealed Supply>Returns</p>
ELECTRICAL	<p>All Electrical Work as depicted on Plans and Specified or required by Local Building code Wiring Per Code with Standard White Rocker Switches & Plugs Electric Connection at Utility for Clothes Dryer Smoke Detectors/Carbon Monoxide Combo Hardwired with Battery Back-up, per Code</p>
LIGHTING	Fixtures to be installed as applicable to plan:

	<p>Exterior: Wall Mount Gooseneck Coach Lights on Photo Cell Front Porch: Wall Mount Coach Light and LED Surface Mount Foyer: LED Flush Mount per plan Halls: LED Flush Mount per plan Walk-in Closets & Pantry: LED Flush Mount (per plan) Living Area: LED Flush Mount (per plan) & (1) Ceiling Mounted Fixture Kitchen: LED Flush Mount (per plan) & Island Pendant Utility: LED Flush Mount (per plan) Secondary Bedrooms: (4) LED Flush Mount & (1) Ceiling Fan (no light kit) Secondary Baths: LED Flush Mount (per plan) & (1) ? Bulb Vanity Fixture Garage: LED Flush Mount (per plan) Back Patio: LED Flush Mount (per plan)</p>
LOW VOLTAGE	<p>Cat6 Ethernet, Corrugated Pull Tube Service (D-Marc to Wiring Panel) Cat6 Ethernet to Living Area and Bedrooms Prewired for Security Panel Locations: Living Area: mounted at 60" AFF Secondary Bedrooms: mounted at 60" AFF Smart Deadbolt Lock 36" Radius WiFi Friendly Structured Wiring Panel</p>
INTERIOR TRIM & DOORS	<p>6' 8" Hollow Core, 2-Panel Square Top Baseboards: 1x6 MDF Craftsman Base throughout - Painted Door Casing: 1x4 MDF Craftsman Casing throughout - Painted Windows: Sheetrock return with MDF window stool - Painted Shelving: 1 X 12 and 1 X 18 Straight Edge MDF (per plan) Stained Closet Rods and Metal Bracket Supports Pantry: (3) top shelves - 1 X 12 & (2) bottom shelves - 1 X 18 (per plan) Utility: None Secondary Closet: (2) Rods and Shelves Attic Access: Scuttle holes Vertical 1x4 on 18" center (Board & Batt look)</p>
PAINT	<p>Exterior Paint: Semi-Gloss Finish Colors: Gypsum (Siding) Zombie (Facia & Garage) (1) Siding, (1) Trim, (1) Front Door Interior Wall & Ceiling Paint: Flat Finish Color: Shark Interior Trim Paint: Semi-Gloss Finish Color: Delicate White</p>
HARDWARE	<p>Exterior: (1) Keylock, (1) Smart Lock Deadbolt Model/Color: Black Interior: Privacy Locks Master Bedroom & all Baths only Model/Color: Black Door Hinges: To match finish of door hardware selection Bath Hardware: To match Vanity Faucet selection & finish (1) Towel Ring (per sink) (1) Toilet Paper Holder (per toilet) (1) Robe Hook (per tub/shower)</p>

APPLIANCES	<p>Range: GE 30" FS Standard Clean Range Radiant JBS60RKSS Microwave: GE 1.6 CU FT (Over the Range) JVM3160RFSS Dishwasher: GE Tall Tub Dishwasher GDF450PSRSS Refrigerator: GE 25.3 CU FT SxS w/ Disp GSS25GYPPFS</p> <p>OPTIONAL W/D Package: Washer: Amana 3.5 CU FT Top Load NTW4516W Dryer: Amana 6.5 CU FT Electric Dryer NED4655EW</p>
FLOORING	<p>Common Area 1st Floor (Kitchen, Living, Adjacent Halls): LVP All Baths & Utility: LVP Bedroom & Upstairs Common Area Flooring: Carpet</p>
WALL TILE	4" Matching Quartz Backsplash
BLINDS	2" Faux Wood Blinds on all windows
STAIRS	<p>Rails: Stained Wood Balusters (per plan): Painted Wood Treads & Risers: <i>Carpet</i></p>
FENCING	TBD
LANDSCAPE	<p>Fully Sodded Bermuda Lawn Landscape Package Includes: TBD</p>
SPRINKLERS	Complex wide, HOA managed System TBD
MAILBOX	Community Provided Mailboxes