

<b>Base Price-See specifications</b>	<b>\$</b>	<b>1,975,000</b>
<b>Allowances included above:</b>		
<b>Base/Wall cabinets with hardware-installed</b>	<b>\$</b>	<b>33,000</b>
<b>Granite tops installed</b>	<b>\$</b>	<b>15,000</b>
<b>Mirrors</b>	<b>\$</b>	<b>1,000</b>
<b>Hard Tile floor, shower waterproofing, shower hard tile walls</b>	<b>\$</b>	<b>33,000</b>
<b>Kitchen Backsplash</b>	<b>\$</b>	<b>4,000</b>
<b>Carpet with pad installed</b>	<b>\$</b>	<b>6,500</b>
<b>Glass shower doors</b>	<b>\$</b>	<b>7,500</b>
<b>Bathroom accessories</b>	<b>\$</b>	<b>600</b>
<b>Appliances uncrated, set in place, cords, etc.</b>	<b>\$</b>	<b>21,000</b>
<b>Plumbing fixtures</b>	<b>\$</b>	<b>17,500</b>
<b>Elevator</b>	<b>\$</b>	<b>23,500</b>
<b>Electrical fixtures</b>	<b>\$</b>	<b>20,000</b>
	<b>\$</b>	<b>182,600</b>

**Upgrade Options:--Add to base price above**

<b>3/4" Irrigation meter w/backflow, system complete</b>	<b>\$</b>	<b>10,020</b>
<b>Front porch accent pavers-6' x 12'</b>	<b>\$</b>	<b>1,200</b>
<b>Landscape Allowance-plantings</b>	<b>\$</b>	<b>3,600</b>
<b>Exterior Shower with enclosure</b>	<b>\$</b>	<b>3,000</b>
<b>Brazilian Hardwood walk from patio to water-53" wide-135 SF @ \$30/SF</b>	<b>\$</b>	<b>4,680</b>
<b>Upgrade 4each Thermatru exterior doors to Anderson-Aluminum White</b>	<b>\$</b>	<b>9,600</b>
<b>Plywood walls and ceiling at garage/tackle</b>	<b>\$</b>	<b>6,000</b>
<b>2000 SF SPF T&amp;G wood ceilings painted</b>	<b>\$</b>	<b>12,600</b>
<b>1000 SF Shiplap wainscot-painted</b>	<b>\$</b>	<b>8,400</b>
<b>2300 SF Shiplap accent walls painted</b>	<b>\$</b>	<b>19,320</b>
<b>Antique Pine versus Oak Hardwood floor-1725 SF</b>	<b>\$</b>	<b>12,420</b>
<b>320 gallon U/G LP Tank installed</b>	<b>\$</b>	<b>6,000</b>
<b>LP gas piping</b>	<b>\$</b>	<b>2,400</b>
<b>LP Generator with platform</b>	<b>\$</b>	<b>13,200</b>
<b>Fire pit with LP stainless burner, piping, etc.--30" interior diameter</b>	<b>\$</b>	<b>3,500</b>
<b>Osmosis and Soft water systems</b>	<b>\$</b>	<b>9,000</b>
	<b>\$</b>	<b>105,915</b>
<b>Pre wire music/security systems rough in only--budget</b>	<b>\$</b>	<b>18,000</b>

# Tide Lines Lot 9 Home Specifications and Scope of Work:

## Exterior/Site:

Building Permits, Builders risk insurance, CAMA permits for Home site

Excludes Pier/Dock Construction or modified CAMA permit for Pier configuration, Power and lighting for pier/lifts

Includes Water/Electrical stubbed out for dock

Earthwork and grading operations, established FF elevation @ 8.1---13" above 100 YR Flood

Water/Sewer tap fees and meter

Water/Sewer services to home

Underground conduits for cable and electrical power services

Landscape Plantings Allowance-- Not included-- Mulch beds only at perimeter

Sod and Seeding of lawn area-

Irrigation requires separate irrigation meter--Not Included

Drive and parking area-2000 SF 4" thick, 3000 psi reinforced concrete light broom finish

60" wide IPE wood walkway on pressure treated substrate from end of Steps from 2nd level porch to dock

Excludes walkway from ground level patio to dock

## Foundations/Slab:

Wood pile foundations for enhanced bearing against settlement

4" reinforced concrete floor slab with 10 mil vapor barrier underneath

Elevator Pit for Residential Elevator-8" recessed

Soil termite treatment

## Shell Construction:

Pressure treated wood exterior steps with 5/4" Brazilian step treads, AZEK covered risers and exterior stringers

Pressure treated 2nd and 3rd level wood decks, covered with 5/4" Brazilian Hardwood-CUMARO deck boards

1 x 4 Pressure treated and routed wood bottom side of open decks-décor--Painted

PVC Exterior handrails @ stairs, 2nd and 3rd level decks

Wood framing system to meet current NC building codes

2 x 6 Exterior wall systems

2 x 4 Interior wall systems

Manufactured 16" deep wood truss floor systems for 2nd and 3rd floor levels

Manufactured roof trusses with 16" eave overhang--8/12 roof pitch @ high roof, 2/12 at front low roof

3/4" wood subfloors @ 2nd and 3rd levels

1/2" exterior wall sheathing-covered with premium air/weather barrier

5/8" exterior roof sheathing- with foil back radiant reflective

R 38 -10" thickness roof insulation

R 19-6" thickness exterior wall insulation

Foam insulate perimeter of wood floor truss cavities on exterior walls

Ice/Water shield at metal roof areas-premium heat resistant

3/4" plywood Attic storage for mechanical with high quality pull down attic access door

Metal Roofing-26 gauge-Aluminum Painted, stainless clips and stainless fasteners

Metal roof coverings @ brows over front entry

Gutters/Downspouts are excluded

JeldWen-DP50 Double Hung, PVC Windows, Screens, Insulated, Low E as shown--WHITE in color

Exterior Doors-Thermatrue--Full Glass-with transom over three of four doors-

Front Entry Door-Fiberglass with sidelights

Insulated-Vinyl Overhead door with view lights, electric operator-144 MPH wind speed

Exterior Walls:

Ground and 2nd Level-Hardy Plank with Batten strips, stainless horizontal flashings, caulking,

3rd Level- Cedar shingles

8" wood posts covered with AZEK or Hardy trim with accents

Hardy trim corners, doors, windows, column encasement, soffits, fascia,

## Interior Finishes:

All interior walls and ceilings sheetrock, taped and finished, painted

Dropped structural beams in Den/Dining boxed with wood

See alternate description for wood ceiling, wood walls, wainscot upgrades as listed below:

Sheetrock per code for elevator shaft, and all interior areas

## Flooring:

Ground level tackle, mechanical, garage--concrete

Hard tile ground level foyer, hallways, den and bath--See Allowance  
Carpet ground level bedroom and closet--See Allowance  
Oak Hardwood @ Stairs, entire 2nd level, 3rd level foyer and hallway--  
2nd level Hard tile @ Laundry, Oak wood floors elsewhere  
3rd level Hard tile at baths, carpet at bedrooms, Oak wood at Loft and Hall  
Hard tile showers all locations, 3/8" solid glass shower doors  
Closet Maid metal shelving closets and pantry  
Kitchen and bath cabinets--wood doors and drawers, soft close, granite countertops and backsplash--See allowances  
Wood base all locations--5"  
One piece crown mold all locations--4"  
One piece chair rail at hallways and den @ wainscot alternates  
Two piece crown mold at 2nd floor with boxed wood beams  
Solid core composite wood doors  
Brushed nickel residential duty door hardware  
Towel bars, door stops, toilet paper holders  
Blinds--excluded  
Interior, exterior painting  
Appliances--stainless--36" refrigerator, 36" cooktop, range hood, dishwasher, microwave, under counter ice maker  
Oversized residential hydraulic elevator

### **Plumbing:**

Electric hot water heater, circulation pump, floor drain for future commercial ice maker with water supply, exterior shutoffs  
Soft water systems--Not included  
Rough in for reverse osmosis to ice maker, refrigerator supply if desired with system  
See add options for gas piping, LP tanks, fire pits, generator  
Plumbing fixture allowance for all fixtures shown, excludes commercial ice maker

### **HVAC:**

Electric heat pumps three levels, high SEER ratings for energy efficiency, bath fan vents, range hood vent  
Ground level ducted mini split system  
2nd level on one system, 3rd floor on separate system. Split system heat pumps, air handlers inside, Condensing units external  
Gas logs and or gas piping is not included

### **Electrical:**

Power wiring, décor rocker light switching, top receptacles switched for lamps at bedrooms, living areas  
Light fixture allowances for all surface mounted and hanging fixtures--See Allowance Sheet  
200 Amp electrical service  
Panel wired/segmented to accommodate future propane gas generator, generator and switch is not included  
U/G LP fuel tank is not included  
Power circuit to future dock area stubbed out 5' from house. Dock wiring/lights/lifts wiring is not included.  
Music and security systems excluded--see pre-wire rough in allowances

310 SF Brick pavers @ Patio area under covered roof/porch above

Garage/tackle/mechanical--1/2" smooth plywood painted with batten strips at ceilings, all walls included  
Ground level plywood wainscot, sheetrock above @ hallways, stairs, den area  
Ground level sheetrock walls/ceiling at bath, bedroom, closets  
Ground level wood ceilings @ Entry foyer, hallway, den.  
2nd level wood wainscot @ stairs and hallway, sheetrock above  
2nd level Sheetrock at living, dining, kitchen, powder, laundry  
2nd level wood ceilings @ Living, Dining, Hallway. Sheetrock ceilings @ powder, laundry, pantry.  
3rd level wainscot at stairs, upper foyer, hallway, sheetrock walls above, wood ceilings @ foyer/hallway  
3rd level sheetrock walls/ceilings at bedrooms, bath, closets