

Rocky Russell Builders, Inc.
106 Regency Blvd.
Greenville, NC 27834
(252) 355-7812

DESCRIPTION OF MATERIALS

Property Address	Stone Haven Lot 120 4100 Laurel Ridge Drive Greenville, NC 27834
Plan Name	The Maxwell

Plan Square Footages:	
1 st Floor Heated	802
2 nd Floor Heated	1079
Total Heated	1881
Garage	415
Floor and Wall Construction:	
Floor	Raised concrete slab 4" nominal thickness
Walls	2x4
Ceiling and Rafter	Engineered trusses
Wall Sheathing	½" OSB with house wrap
Roof Sheathing	½" OSB
Ceiling Height	8'
Insulation R Value:	E300
Walls	15
Attic	30
Plumbing, Electrical and Mechanical:	
HVAC	2-1/2 Ton Bryant 14 SEER Heat Pump w/2 Zone Damper System
Plumbing	
Bathroom Faucets	Moen Brantford 2-Handle 4" Spread
Shower Faucets	Moen Brantford
Bathroom Water Closets	ProFlo Low Consumption Elongated White
Kitchen Sink	Dayton Stainless 33 x 22
Kitchen Faucet/Sprayer	Pfister Satin Nickel
Garbage Disposal	Badger 1/3 HP
Water Heater	50 Gallon Gas
Tub/Shower Units Enclosure	Master Bath: ProFlo Fiberglass Whirlpool w/Cabinet Front/Aquatic Fiberglass Shower

	Guest Bath: Aquatic Fiberglass Tub/Shower
Fireplace	Heatilator 33" Direct Vent Gas
Interior Trim and Paint:	
Doors (Entry)	Front: Smooth Fiberglass Rear: Smooth Fiberglass
Doors (Interior)	Masonite 2 Panel hollow core with 3 1/4" Casing
Interior Trim/Finish	
Baseboard	5 1/4" Speed Base
Door/Window Casing	3 1/4" Casing
Chair Rail	Kitchen/Dining Room/Family Room/Hallway
Mantel	Charlotte Mantel W/Magma Black Marble Legs/Header/Hearth
Stairs	Red Oak Treads/Flooring/Handrails/Wrought Iron Pickets – See RRB for allowances on material parts
Kitchen Countertop	Metro Quartz Glacial
Bathroom Countertop	Cultured Marble, Recessed Oval
Hardware – Bathroom	Moen Towel Bars, Rings, Paper Holder Black
Hardware – Doors	Kwikset Laurel Black
Mirrors	Full Baths: Hanging Black Powder Room: Oval Hanging Black
Closet Shelving	Closetmaid PVC coated wire
Paint	
Trim – Semigloss Latex	Three Coats (includes primer)
Walls – Flat	Two Coats
Floor Covering:	
Master & Guest Bathrooms, Laundry	Vinyl
Foyer, Kitchen, Breakfast, Family Room	LVP
Guest Bedrooms, Upstairs Hallway, Bonus Room	Carpet
Blinds	2" Faux Wood
Landscaping:	Front yard: Centipede Sod Sides/Rear: Seeded Flower Beds: Pine Straw, Front Only
Exterior Finish Detail:	
Patio/Storage:	Per plan, no handrails
Vinyl Siding: Front, Rear, & Sides Gable Above Garage Door Stone Veneer: 1/3 Way Up Around Front Door/Twin Window Shutters:	Oxford Blue Natural Blend Cedar Shakes Virginia Slate Musket Brown Raised Panel
Shingles	15 lb. Felt and GAF 30 Year Dimensional

	Color: Weatherwood
Windows	Silverline Single Hung Vinyl Tilt Windows with Screens
Allowances:	
Carpet, Pad, and Installation (Per Square Yard)	\$16.00 SY
Vinyl Flooring and Installation (Per Square Yard)	\$16.50 SY
Lighting Fixtures	\$2,138.22
Kitchen Appliances (Stove, DW, & MW)	\$1,173.80

All allowances include sales taxes and shipping charges unless specified otherwise. Customer will receive credit for Allowances budgets not used. Customer is responsible for maintaining an accounting of Allowance expenditures including any overages. Overages are to be paid directly to Vendor by Customer prior to ordering product. Contractor will provide Customer with a Closing Summary of Allowance Overages and Signed Change Orders at the closing of the Customer's loan.

All Customer selections must be made with Contractor's Approved Vendor List.

The above Allowances and Specifications have been reviewed by Customer(s):

_____	_____
Customer	Date
_____	_____
Customer	Date