



NEW WAVE HOMES

BUILDING THE FUTURE, TODAY

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Standard Build Specifications

STRUCTURAL

FOUNDATION: Engineered, Post Tension monolithic foundation; minimum strength of 3,000 psi

CONCRETE FLATWORK: Walks, driveways and patios installed according to architectural drawings and plot plans.

FLATWORK FINISH:

Driveway: Broom-finish

Lead walk: Broom-finish

Patio: Broom-finish

Front Porches: If Brick; capped with brick from elevation. If Stucco; broom-finish concrete (courtyards optional).

Municipal Walks: Per subdivision requirements

FRAMING:

Exterior Wall Construction: 2 x 4 or greater dimensional or finger-joint framing lumber, with exterior panel sheathing.

Ceiling Joists/Rafters: 2 x 6 or greater dimensional or finger-joint framing lumber

Siding & Trim: Textured cement-based hardboard-50 year limited warranty; location varies per plan and elevation

Weather Resistant Barrier: T-Ply Sheathing

INSECT CONTROL:

Borate termite pretreatment by HomeTeam Pest Defense®, with 1 year warranty; Taexx® system for downstairs exterior and plumbing walls, chemically activated upon signing Agreement with HomeTeam Pest Defense® after settlement.

INSULATION:

Exterior Walls: Fiberglass, R-13 faceless batts in exterior walls of living area on 2x4 walls and R-19 on 2x6 walls

Vaulted Ceiling: Fiberglass, R-22 faceless batts in sloped ceiling areas

Flat Ceilings: Fiberglass, R-38 blown insulation in attic area over living area

Penetrations: Foam sealant, caulk or tape at all penetrations

EXTERIOR

GUTTERS/DOWNSPOUTS:

Type: 5" pre-finished seamless aluminum

Location: Front Gutters

Color: Color selection coordinated with exterior trim paint

ROOFING:

Type: GAF, Natural Shadow, composite, fiberglass architectural grade roof shingles

Color: Charcoal

Warranty: Lifetime Mfg. Materials



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Ventilation: Per plan design
Decking: 7/16" Radiant Barrier OSB

WINDOWS:

Type: Low-E single hung vinyl windows, screens on all operable windows (family/great rm to be fixed glass)
Color: White, Almond, Gray or Black
Divided Light: Divided light glazing on front elevation only depending on elevation.

DOORS:

Front: 8' Mahogany stained
Rear: Insulated, fiberglass 8' 1-light door, per plan

GARAGE DOORS:

Type: CHI Flat Panel Garage Door
Opener: Liftmaster 8155W, Wi-Fi capable
Dimensions: 18x8 Standard
Windows: Optional
Decorative Hardware: Optional

VENEER: Distinctive architectural styling and brick, natural stone detail and stucco. Special masonry materials such as upgrade brick, natural stone, stucco, cast stone, glass block, and white mortar are not standard and will be optional at additional cost

Brick: Acme or Master Brick
Mortar: Gray, Khaki or White
Stucco: Three coat system, one color, sand texture (accent color optional)
Address Plate: Cast stone address block with house number
Natural Stone Accents: Optional

LANDSCAPING:

Sod: Bermuda sod installed at front, side and rear yards
Irrigation: Front lawn and beds, sides and rear; system controller placed in garage
Plants: Professionally designed landscaping per community guidelines
Mailbox: Per Community Guidelines
Fencing: Per Community guidelines

MECHANICAL SYSTEMS

ELECTRICAL: All wiring, electrical fixtures and other electrical items will be installed according to electrical codes and requirements. 200 amp electrical service installed with panel box located in garage (Additional electrical options may require the purchase of 400 amp service panel)

Door chimes: One Chime per floor
Light switches/outlets: Deco Switches
Weatherproof outlets: Exterior electrical GFCI outlets at front and rear porches



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Smoke detectors: Located per local fire code
Carbon Monoxide detectors: Located per local fire code
Exhaust fans: Bathrooms and Laundry Room
Dryer connection: Choice of 220 volt, 4 prong electrical plug for dryer or gas connection

LOW VOLTAGE:

Telephone/Cable: 2 Locations prewired for Cable TV/Data Combo
Security system: Pre-wired to all first floor operable windows and exterior doors
Security Monitoring: Pre-wire for panel
Home Theater Wiring: Optional

LIGHTING/CEILING FANS:

Ceiling Fan w/Light Kit: Per Plan
Foyer: Hanging chandelier
Dining: Hanging chandelier
Breakfast: Hanging chandelier
Bedrooms: LED Disk Lights (Per Plan)
Bath Vanities: Decorative wall mount (per plan)
Wall Sconce: Flush mount wall fixture (per plan)
Outdoor Front/Garage: Coach Lamps to be located on front (Per Plan)
Outdoor Rear: Ceiling Fan w/Light Kit
Bath Ceiling: LED Disk Lights
Hallways: LED Disk Lights
Laundry: LED Disk Lights
Primary Closet: LED Disk Lights
Kitchen Ceiling: LED Disk Lights, Pendant Lights Over Island (Per Plan)
Walk-in closet/pantry: Flush Mount LED Fixture
Garage Indoor: 2-Bulb wrapped fluorescent fixture
Under-cabinet lighting: Included

PLUMBING-FAUCETS-FIXTURES All plumbing conforms to applicable building codes, with materials comprised of copper, iron, PVC, CPVC, and PEX, as well as the following general specifications.

Fire Protection Systems: Per local fire code
Water Piping: PEX (Cross-linked Polyethylene)
Gas line stub out: Furnace(s), hot water heater(s), fireplace(s), cooktop, dryer
Hose bibs: 2 - frost resistant
Water heaters: Tank water heater(s), per plan
Water Closets: Elongated, white (Primary and Powder)
Hot water recirculation: Optional

Kitchen:

Sink: Mirado 105D, stainless steel undermount
Faucet: Moen Belfield or Genta, Chrome
Ice maker line: Connection in refrigerator space (Connection line not included)

Primary Bath:

Tub: Freestanding Oval Tub



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Sinks: Oval Undermount
Faucets: Moen Eva or Genta Chrome Widespread

Powder Bath:

Sink: Oval Undermount
Faucet: Moen Eva or Genta Chrome Widespread

Secondary Baths:

Tub: Steel Tub
Sinks: Oval Undermount
Faucets: Moen Eva or Genta Chrome

Laundry:

Sink: 15 Gauge stainless steel single bowl (TMCP-1818)
Faucet: Moen bar faucet (will match package selected)

HEATING, VENTILATION

& AIR CONDITIONING: High Efficiency 16 SEER air conditioning with 80% efficiency gas furnace. Homes engineered with zones.

forced air systems with weekday/weekend programmable Wifi capable thermostat included with each zone.

INTERIOR FINISHES:

DRYWALL:

Corners: Square drywall corners in all areas
Texture: Orange Peel Finish throughout, unless noted otherwise
Tuscany Texture: Optional

PAINT:

Closets: White latex, semigloss enamel (walls, ceilings and trim)
Trim: Interior doors and trim primed with acrylic undercoat and finished with latex semi-gloss enamel
Walls: Flat latex
Ceilings: Flat latex (same color as walls)
Garage: White flat latex
Closet Rods: Stained

TRIM & DOORS:

Baseboard: 5-1/4" Base (WM618)
Casing: 3-1/2" Casing (C347)
Doors: 8' tall, hollow core

Garage & Closets:

Baseboard: 5-1/4" Base (WM618)
Casing: 3-1/2" Casing (C347)
Door to house: 8' tall, solid-core, fire-rated

Miscellaneous:

Shoe Mold: Luxury vinyl areas



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CABINETRY:

Kitchen: Shaker Style Cabinets, 42" Uppers with Crown Molding
Features: Soft Close, Interior of cabinets painted are standard, trash can drawer
Laundry Room Lower: Shaker Style Cabinets (Per Plan)
Primary Bath: Shaker Style Cabinets
Secondary Baths: Shaker Style Cabinets
Powder Bath: Shaker Style Cabinets
Built Ins: Optional
Cabinet Hardware: Standard in all cabinets

COUNTERTOPS:

Kitchen: Level 4 – Callacata stone – square edge
Laundry Room: Level 3 Granite or Engineered stone – square edge
Primary Bath: Level 3 Granite or Engineered stone – square edge
Secondary Baths: Level 3 Granite or Engineered stone – square edge
Powder Bath: Level 3 Granite or Engineered stone – square edge

HARDWARE:

Doors:

Front: Kwikset San Clemente handleset with Zwave Wi-Fi capable electronic deadbolt.
Rear: Kwikset; Halifax Levers with deadbolt, Brushed Nickel or Black (Per Package)
Interior: Kwikset; Halifax Levers, Brushed Nickel or Black (Per Package)
Cabinet doors & drawers: Standard in all cabinets

Bath Accessories: Finish coordinated with faucet finish selection

One towel bar (primary and secondary baths), one towel ring per vanity sink (all baths), and one paper holder per water closet (all baths)

Mirrors: Framed 42" or larger plate-glass at primary per plan, 42" plate-glass secondaries and framed 42" plate-glass in powder

Shower Enclosure: Frameless; clear glass Frameless in all showers per plan.

FLOORING: All tile and wood is laid square to walls unless indicated otherwise

Foyer: Level 4 LVP Flooring
Foyer Extensions: Level 4 LVP Flooring
Study: Level 4 LVP Flooring
Kitchen / Breakfast/: Level 4 LVP Flooring
Single Dining: Level 4 LVP Flooring
Powder Bath: Level 4 LVP Flooring
Laundry Room: Level 4 LVP Flooring
Primary Bath: Level 3 Ceramic Tile 12x24
Secondary Bath Wet Area: Level 3 Ceramic Tile 12x24
Formal Dining Room: Level 4 LVP Flooring
Living Room: Level 4 LVP Flooring
Family Room/Great Room: Level 4 LVP Flooring
Family Room Walkway: Level 4 LVP Flooring
Game Room: Level 4 LVP Flooring



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WALL TILE:

Kitchen Backsplash: Level 3 Ceramic Tile
Primary Bath shower/deck: Level 3 Ceramic Tile with accent strip
Secondary Bath shower: Level 3 Ceramic Tile
Primary Shower Floor: Level 3 Ceramic Tile

APPLIANCES: GE: Stainless Steel

Oven: Built-in, Wi-Fi enabled double oven
Range: N/A
Cooktop: 36" 5-burner cooktop,
Microwave: Built-in microwave,
Dishwasher: Built in Dishwasher,
Disposer: 1/3 hp Insinkerator
Refrigerator: Optional
Hood: Cabinet vent hood

STORAGE & ORGANIZATION: MDF shelves and stained wooden rods

THESE SPECIFICATIONS SUPERSEDE THE PLANS AND BROCHURES, AND APPLY TO THE EXTENT THE FEATURE IS PRESENT WITHIN THE HOME PURCHASED. NEW WAVE HOMES RESERVES THE RIGHT TO MAKE CHANGES TO SPECIFICATIONS DUE TO BUT NOT LIMITED TO GOVERNMENTAL OR HOMEOWNER'S ASSOCIATION REQUIREMENTS. ALL SPECIFIED ITEMS ARE SUBJECT TO AVAILABILITY. NEW WAVE HOMES RESERVES THE RIGHT TO MAKE EQUIVALENT MATERIAL SUBSTITUTIONS.