

Specifications for new homes by Queen City Development Group at Ashton



All specifications are subject to local building codes. Builder reserves the right to substitute products of substantially equivalent quality and style. This document is not intended as a building specification contract but as a guideline of general specifications included in the purchase price.

Appliances:

Appliance allowance sufficient for:

- All appliances GE Monogram™, stainless steel finish
- 36" Professional Gas Range with Electric Oven below
- Vent hood (exposed or with cabinet veneer) or down draft vent per plan
- Built-in microwave/convection oven
- Stainless steel interior dishwasher with hidden top controls



Attic:

- Disappearing stairs in upstairs hall – per plan
- Floored attic space around access stairs for easy access and storage
- All usable attic or space under stairs will have access doors

Cabinets & Counter tops

Cabinet and counter top allowances sufficient for:

- Kitchen
 - 42" Solid Maple cabinets and doors
 - Dovetailed, full extension drawers
 - Doors and drawers with decorative panels
 - Crown molding, decorative overlays, and furniture-style accents
 - Light rail molding below all cabinets
 - Switched lights above and below all cabinets
 - Granite counter tops w/half bull nosed edging (Level 2 slab upgrade – not builder grade)
 - Under counter mount double bowl 18 Gauge stainless steel sink
 - Tumbled field stone backsplash (part of tile allowance)
- Master Bathroom
 - Solid Maple cabinets and doors
 - Dovetailed, full extension drawers
 - Doors and drawers with decorative panels
 - Granite vanity top and backsplash (Level 2 slab upgrade – not builder grade)
 - Under mount white porcelain sinks

- Powder Room:
 - Furniture style cabinet with granite top
- Secondary Baths and Laundry:
 - Solid maple cabinet doors
 - Laminate wood cabinet boxes and drawers
 - Granite vanity top and backsplash (any level remnant)
 - Under mount white porcelain sinks
 - Under mount stainless steel deep bowl work sink in laundry

Closet Shelving & Bath Hardware

Allowance sufficient for:

- Custom melamine wood shelving in master closet and pantry
- Ventilated shelving in all secondary bedrooms
- Frameless glass shower door in master bath
- Bath hardware: towel & toilet paper holders, hooks, rods.

Crawl Space

- Full sealed and conditioned crawl space
- Perimeter drain and foundation drains piped out below grade
- Crushed stone base
- Class A commercial vapor barrier (15 mil BiLar) flashed and caulked up perimeter walls and piers
- Fiberglass commercial insulation board on perimeter crawl space walls
- Termite treatment

Driveway & Terrace

- Concrete driveway with decorative edging
- 8' Stamped concrete apron at curb
- Stamped concrete walkways per plan
- Concrete pad outside rear garage pedestrian door
- Terrace/patio: brick pavers or fieldstone with steps to yard per plan

Electrical

- Lighting Allowance sufficient for:
 - 8 can lights
 - 4 flood lights
 - Door bell,
 - Interior and exterior light fixtures
- All wiring copper, installed to code
- Upgraded "Piano Key" light switches, white plates
- Electrical outlets run in base boards (1st floor)
- Smoke/carbon monoxide detectors per code
- 400 AMP service (second breaker box with extra expansion space)
- Dedicated 20 amp outlet in garage for refrigerator and central vacuum
- 220 outlet for dryer(s) per plan

Exterior Veneers

- Exterior brick/stone/wood siding per plan
- Boxing, soffits, wood accents pre-treated and rot resistant

Fireplaces:

- Gas fireplace(s) with full chimney or rear vent per plan
- Wood burning 42" firebox with two story flu on terrace per plan
- Wood burning 42" firebox with two story flu and 24" gas logs in family room (or) ventless 42" firebox with 24" gas logs per plan
- Interior fireplaces with 5-piece black granite surround and custom wood mantle
- Exterior fireplaces with 12" rough cut antique wood mantle header

Flooring & Tile

- Hardwood allowance sufficient for:
 - Field finished 5" red oak floors downstairs and upstairs hall
 - Brazilian Cherry inlays in foyer floor
 - Stained ¾" wood shoe molding
 - Red oak stair treads and landing
 - Stain and finish to be selected by owner
- Carpet allowance sufficient for:
 - Master bedroom, upstairs hall, secondary bedrooms and bonus room
- Tile allowance sufficient for:
 - Master bathroom, Laundry room, Upstairs baths, Kitchen back splash
 - All shower/tub walls hand laid tile

Foundation & Framing

- Stick built construction, no pre-fabricated joists or trusses
- 10' ceilings on main floor, 9' ceilings upstairs – treys, vaults, and coffered details per plan
- Tyvec or equivalent brand house wrap

Garage

- Finished, painted walls and ceiling
- Jeld Wen stainable "carriage style" garage doors insulated composite or wood per plan
- LiftMaster belt driven ultra quiet overhead electric door openers w/remotes and key pads

Gutters

- Oversized 5" no-seam aluminum gutters and downspouts (color to match exterior trim)

HVAC, Insulation

- Goodman 13-SEER HVAC systems, 3 tons on first floor, 2.5 tons on second floor
- Digital programmable thermostats
- Exhaust fans in all baths and over master shower
- Thermostatically controlled attic ventilation fans (2)
- Batted R-13 in exterior walls; blown R-30 in attic, batted above architectural ceilings
- Sealed & conditioned crawl space

Interior Trim

- Main staircase: hardwood treads, painted stair risers, stained rail, wrought iron spindles
- Base Trim: stained oak quarter round shoe mold, 9 ¼" base downstairs, 7 ¼" base upstairs
- Door/Window Casings: 3 ¾" (460 style)
- Crown molding:
 - 3-piece – foyer, upstairs hall, dining room
 - 7" Cove Crown – downstairs – a rooms except closets
 - 5" Cove Crown – upstairs – all rooms except closets
- 2-piece chair rail with picture molding below: dining room and foyer
- 2-piece chair rail with bead board below: powder room, laundry room

Landscaping

Allowance sufficient for:

- Sodded front yard, remainder of yard seed and straw
- 7-zone programmable sprinkler system for entire yard and drip line for foundation bushes
- Foundation plantings around entire house and one yard tree
- Summerset iron mail box with paper bin and custom street numbers

Paint

- Walls & Ceilings smooth finished, bull-nosed dry wall corners
- Interior walls – three coats (primer + 2 wall coats); latex paint with flat finish
- All ceilings, closets, entire garage “Ceiling White”
- Three wall color choices
- Moldings – latex “B-2” semi-gloss white

Plumbing

Plumbing allowance sufficient for:

- Kitchen:
 - Garbage disposal - GE ¾ hp continuous feed
 - Icemaker line
 - Oil rubbed bronze faucet
- Laundry
 - Brushed nickel faucet
 - Washer and Dryer connections
- Master Bath
 - Custom walk in shower per plan, two shower heads, and valves
 - Air Jet tub (6 foot)
 - Separate water closet with elongated American Standard commode
 - Oil rubbed bronze faucets and shower heads
- Powder Room
 - Oil rubbed bronze faucet
 - American Standard elongated commode
- Secondary Baths
 - American Standard cast iron tub
 - American Standard commodes
 - Brushed nickel faucets and shower heads
- Other
 - 9.5 gallon tankless gas hot water heater
 - Cast iron drops to reduce noise
 - Copper stubs for all faucets
 - PEX water piping, PVC waste piping
 - Three external hose bibs

Roofing

- 30-year architectural shingles
- Roof framing built on site
- Decorative metal roofs – per plan

Structured Wiring

Allowance sufficient for:

- Pre-wire for alarm system: All doors and downstairs windows, 2 control panels, smoke detectors, motion sensors, and siren
- Speaker wire runs for 2 outside deck speakers and surround sound in family room
- 6 Category 5E, 4-pair cable runs, (Telephone/Internet)
- 10 RG-6 (Coax) cable runs (TV/Satellite/)
- Pre-wire for 6 location central vacuum system

Windows & Doors

- Portrait brand vinyl clad low maintenance wood windows
 - Simulated divided light
 - Double hung, tilt sash for easy cleaning
 - Energy Star rated Low-E glass
- Jeld Wen brand custom solid wood front door per plan
- Jeld Wen brand 8' 2-panel with arch, smooth finished, solid core interior doors downstairs
- Jeld Wen brand 6' 8" 2-panel with arch, smooth finished, semi solid core interior doors upstairs
- Schlage brand antique black entrance lock set, interior door knobs, and hinges
- Shutters per plan

Warrantee and Quality assurance

- An independent home inspector will inspect the house after framing and again upon completion
- Any and all repairs will be made so that the home not only meets but exceeds all state and local building code ordinances
- Queen City Development Group is an Energy Star Partner
 - Homes will 100% Energy Star Certified
 - Both cooling and heating systems are Energy Star rated
 - Sealed crawl space ensures a healthy and dry environment under the home
 - Low-E glass windows
 - Third party verification and testing to assure quality
- Home warranty provided by 2-10 Home Warranty Corporation
 - 2 year workmanship coverage
 - 10 year structural coverage
 - Central point of contact for any warrantee questions/concerns
 - Transferable to future owner



“Integrity without compromise”

- Queen City Development Group (QCDG) maintains an active Unlimited NC General Contractor License # 60924
- Principal, Robert Bugg is a licensed Real Estate Broker in NC and SC. License # 211203
- QCDG maintains \$1,000,000 in general liability and workers compensation insurance with Builders Mutual Insurance. QCDG is a member of the National and local Home Builder’s Association.
- QCDG and its principals are financially healthy and will qualify as an approved builder with any financial institution for a construction loan.

About the Builder

Queen City Development Group was the developer of Phase II of Ashton and is proud to be partnering with some of Charlotte’s finest builders to offer custom homes of exceptional quality in Ashton. The firm specializes in residential in-fill land development and construction with a simple business philosophy: “do what we know best and do it well.” Its principals, Robert and Jeannette Bugg have lived in Charlotte near the Arboretum for over 15 years and have focused solely on projects within a 4-5 mile radius of their house. The company has developed 12 subdivisions in the area since 2004 and completed over \$6M in residential construction – most recently in Union County’s prestigious Highgate community.

The company maintains an active Unlimited Residential Builder’s License with the state of North Carolina (#60924). Its principals are members of the National Association of Home Builders, the Home Builders Association of Charlotte, the National Association of Realtors, the Charlotte Realtors Association, the Realtor’s Land Institute, and the Charlotte Chamber of Commerce. Robert and Jeanette are active members of the local community and believe in giving back for they have been richly blessed.

A Promise from the builder

“Your new home will be built with every possible attention to detail and with the utmost integrity. It will be finished on time and on budget. Contractors and suppliers will be paid when their work is complete. No money will EVER be co-mingled with other funds or other projects. We will maintain all licenses and insurance required to complete your home and will only hire qualified contractors who also have the necessary licenses and insurance.

All allowances provided are more than sufficient to complete the house as outlined in the specifications. Homeowners may be as involved as they want in the building process or can allow QCDG to make some or all selections for them.

The Ashton Home Owners Association has been funded and all architectural control documents and by-laws are recorded. The Home Owner’s Association and Architectural Control Committee together will assure that Ashton will remain a beautiful subdivision in a great location that will be a solid investment for our homeowners.

Integrity without compromise is not only the company motto of Queen City Development Group but the way we do business...we will do the right thing to meet and hopefully exceed your expectations. We look forward to creating and building the home of your dreams at Ashton.”

Robert and Jeannette Bugg

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