



Specifications for new homes by Queen City Development Group in Highgate



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:
- Viking brand 36" Professional Gas Range with Electric Oven below
- Vent hood – either exposed or with cabinet veneer
- Viking Built-in double microwave/convection oven
- Bosch 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
- Additional attic access to unfinished/floored storage space – all usable space 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
 - 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 vanities and backsplash
- Powder Room:
 - Furniture style cabinet with granite top
- Secondary Baths and Laundry:
 - Solid maple cabinet doors
 - Laminate wood cabinet boxes and drawers
 - Granite vanities and backsplash

Closet Shelving

- Laminate wood shelving in all closets and pantry



Crawl Space

- Perimeter drain and foundation drains piped out below grade
- Crushed gravel base with vapor barrier
- 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

Exterior Veneers

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

Fireplaces:

- Gas fireplace with full chimney or rear vent per plan
- Optional wood burning fireplace on terrace
- Marble hearths with decorative wood mantle

Flooring & Tile

- Hardwoods
 - Field finished 5" red oak floors downstairs and upstairs hall
 - Stairs – full red oak treads and landing
 - Stain and finish to be selected by owner
- Carpet
 - Master bedroom, upstairs hall, secondary bedrooms and bonus room
 - Allowance for carpet selection
- Tile
 - Master Bathroom, Laundry Room, Upstairs Baths
 - All shower/tub walls hand laid – no prefab elements
 - Allowance for tile selection

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
- Load bearing walls are constructed of 2 x 6 studs, 16 inches on center
- Tyvec or equivalent brand house wrap

Garage

- Finished, painted walls and ceiling
- Garage doors "carriage style" insulated steel 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

- Dual Zone 13-SEER HVAC systems
- Digital programmable thermostats
- Thermostatically controlled attic ventilation fans (2)
- Batted R-13 in exterior walls; Batted R-19 in floors; Blown R-30 in attic, batted above architectural ceilings

Interior Trim

- Walls & Ceilings smooth finished
- Main staircase: hardwood treads w/ painted stair risers, stained rail, wrought iron spindles
- Base Trim: 8" base downstairs, 6" base upstairs, stained oak quarter round shoe mold with all hardwoods
- Door/Window Casings: 3 ½ inch throughout
- Crown molding:
 - 4-piece – foyer, upstairs hall, dining room
 - 3-piece – master bedroom, powder room, hall to master
 - 7" Cove Crown – down stairs living areas
 - 5" Cove Crown – upstairs bedrooms & baths, laundry room
- Chair rail with box molding below: dining room, foyer
- Chair rail with bead board below: powder room, laundry room

Landscaping

- Front yard – sod; remainder of yard – seed and straw
- Multi-zone programmable sprinkler system for entire yard and foundation bushes
- Allowance for plantings

Paint

- 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
 - Under counter mount double bowl 18 Gauge stainless steel sink
 - Icemaker line
 - Oil rubbed bronze faucet
- Laundry
 - Glazed ceramic deep bowl work sink with stainless steel faucet
 - Washer and Dryer connections
- Master Bath
 - Custom shower enclosure with clear glass, two shower heads, and valves
 - Air Jet tub (6 foot)
 - Separate water closet with elongated American Standard commode
 - Under mount white porcelain sinks
 - Oil rubbed bronze faucets and shower heads
- Secondary Baths
 - American Standard tubs and commodes
 - Under mount white porcelain sinks
 - Brushed nickel faucets and shower heads



- Other
 - Tankless gas hot water heater
 - Cast iron drops to reduce noise
 - Copper stubs for all faucets
 - Water piping – PEX; Waste piping – PVC
 - Three external hose bibs

Roofing

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

Windows & Doors

- Double hung, easy tilt clean, insulated windows with grids on both sides
- 8' 2-panel with arch, smooth finished, semi-solid interior doors downstairs
- 7' 2-panel with arch, smooth finished, hollow interior doors upstairs
- Schlage brand antique black entrance lock set, interior door knobs, and hinges
- Shutters per plan

Wiring & Lighting

- Lighting Allowance sufficient for can lights, flood lights, door bell, interior and exterior light fixtures
- Pre-wired for alarm system: All doors and downstairs windows, 2 control panels, smoke detectors, motion sensors, and siren
- Pre-wired for 8 location central vacuum system
- All electrical wiring copper, installed to code
- 7 Category 5E, 4-pair cable runs, (Telephone/Internet)
- 7 Coax cable runs (TV/Internet/Telephone)
- Speaker wire runs for 2 outside deck speakers, surround sound in gathering room and media room
- GFI Circuits per code
- Protected outdoor receptacles
- Dedicated 20 amp plug sockets in garage for refrigerator and central vacuum
- Upgraded "Piano Key" light switches, white plates
- Outlets run in base boards (1st floor)
- Exhaust fans in all baths and over master shower
- Smoke/carbon monoxide detectors per code
- 220 Outlet for dryer

Warranty Program for Homeowner

- Provided by 2-10 Home Warranty
- 2 year workmanship
- 10 year structural
- Central point of contact for any warranty questions/concerns
- Transferable to future owner



“Integrity without compromise”

- Queen City Development Group (QCDG) is one of a very select few builders approved in Highgate.
- QCDG maintains an active Unlimited NC General Contractor License # 6094
- 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.

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.

Integrity without compromise is not only our company motto 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 in Highgate.”

Robert and Jeannette Bugg

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