



# J.N. Green & Associates LLC

*Licensed Residential Builder*

10817-B TWO NOTCH ROAD  
ELGIN, SC 29045  
(803)556-5404  
bigblue2000@msn.com

## DESCRIPTION OF MATERIALS

All items listed on J.N. Green & Associates Description of Material are standard features and are included in the base price of your new home. Additional options sold or any upgrades in lue of standard items need to be listed on the Pricing Agreement.

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### Foundation:

- Pre-Construction Home site Inspection
- Temporary Electric pole installation & power until Certificate of Occupancy is obtained
- 32" Split face block foundation wall
- 8" Deep poured continuous concrete footings with #4 Rebar
- 8X16 Foundation Vents
- Vapor Barrier in crawl space
- Access door
- Chemical Soil Treatment against termite.

### Flooring System:

- 2X10 or 2X12 Floor joist
- Double and Triple 2X12 Girders per plan
- ¾" Tongue and groove subflooring glued and nailed
- Luan underlayment under all tile
- Treated sill plate
- Any spans over 10' receives X-Bracing(bridging)

### Exterior Walls:

- 2X4 Premium walls-16" on center / optional 2X6
- Plates solid 2X4 bottom & double top plates
- Sheathing 7/16" OSB
- Vapor Barrier: House wrap (Tyvek)

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## **DESCRIPTION OF MATERIALS**

- 8' first floor ceiling height
- 2X10 header material built with double 2X10 with insulation board
- 2X6 Fascia Material

### **Interior Walls:**

- Studs 2X4-16 on center
- Plates 2X4 bottom & double top plates
- Standard ceiling height 8' built in accordance with plan
- Solid Header 2X10

### **Roof System:**

- Stick built Truss system
- Dimensional lumber on 1 ½ story as required by code
- Sheathing 7/16" oriented strand board roofing decking with metal plywood clips
- Underlayment 15lb felt with 30 year architectural shingles
- Venting Continuous ridge vent
- Vented: Front and rear soffits
- 16" roof overhang, 12" gables
- Hurricane roof ties on all trusses or rafters

### **Plumbing:**

- Waterlines: CPVC
- Sewer lines ¾ PVC
- Water Heater 50 gallon energy efficient
- Kitchen sink stainless steel dual sink
- Tub and shower I piece
- Single or Double vanity per plan
- Commodes: Elongated
- Specially hook-up Clothes washer, Ice maker
- 2 outside spigots

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## **DESCRIPTION OF MATERIALS**

### **Heating & Air System**

- Energy Efficient, heat pump 13 seer with thermostat Automatic control
- Supply Ducts insulated with r8 insulation
- Vents cloth dryer

### **Wiring (Electrical)**

- Service: 200 Amp panel on all homes
- Wiring all copper except entrance cable
- Receptacles in all rooms by code
- Specialty outlet Cloth dryer
  
- Light and receptacle in attic and crawl space
- GFI electrical outlets front and back
- Phone and TV outlets 4 phones 5 TV
- Quality light fixture package with a variety of styles and finishes
- Electrical smoke detectors at every level in accordance with code
- 4 led flood lamps
- Arc fault protection on all bedrooms
- Supply and install ceiling fans in living room and master bedroom
- Front door chime
- Exhaust fan in all bathrooms
- Garage coach light on each side

### **Insulation:**

- Energy efficient construction
- Ceiling: R-33 blown fiberglass or rolled equivalent
- Insulation baffles
- Flooring Insulation: R-19
- Exterior walls R-13
- Caulking/Sealing: doors and windows in accordance with code
- House wrap-Tyvek

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## **DESCRIPTION OF MATERIALS**

### **Garage:**

- Completely finished with painted sheetrock walls & smooth ceiling
- Painted baseboard
- 7' overhead garage door with opener with 2 transmitters
- Multiple outlets and key lights
- Insulated walls
- Sunburst window in garage door

### **Exterior Finishes:**

- Entry door: Decorative Glass (\$300.00 allowance)
- Deadbolt on all entry doors
- Locks are satin nickel finish or oil rubbed bronze or brass
- All entry doors are keyed alike
- Maintenance free vinyl siding
- Windows energy efficient vinyl with grids between the glass
  
- Windows Argon with low E atrium single hung
- Screens for all operable windows
- Insulated patio door
- Vented vinyl soffits on all brick and vinyl homes
- Shutters on front windows per plan
- 10X10 deck or Patio
- Landscaping grass seeds 50' front and back 20' both sides pine straw 2 Crape Myrtles and 5 shrubs

### **Appliances:**

- Stainless Steel appliances standard, other finishes available
- Range: self-cleaning electric glass top
- Dishwasher
- Microwave/Re-circulating vent hood
- Refrigerator: 18 cubic " with ice maker

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### **Interior Finishes:**

- Smooth walls ½" sheetrock
- 2 Natural paint colors-flat paint
- Smooth ceilings
- Formica kitchen counter tops
- Recess lights in kitchen and master bedroom
- Cultured marble back splash vanities in baths
- Cabinets and vanity, Oak, Maple, Honey, Chestnut finish raise or flat panel
- Interior door six panel with door stops
- Baseboard trim 4 ¼ " tall
- Crown molding on all kitchen cabinets
- Picture framed case windows 2 ¼ "
- Ventilated wire shelving in pantry and closets
- No wax vinyl flooring in all wet areas with 1'4" round mold
- 100% continuous filament nylon carpet w 5lb carpet pad
- Brush nickel hardware with privacy lock on bedrooms and bathrooms
- Laminate in foyers and separate dining areas
- Step Trey Ceiling in Master bedroom
- Chair rail with backer in main living areas

### **Warranty:**

- Quality assurance inspection before closing
- New home orientation with builder when home is complete
- 1 year limited warranty
- 9 year structural warranty

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## **DESCRIPTION OF MATERIALS**

By initially each page you agree that the items listed on J.N. Green & Associates LLC Description of Materials form states every item that is Standard with the base price of your new home. If there is any other item(s) that you are choosing to upgrade or add to your new home, please make sure that these/this item(s) are listed on your Pricing Agreement.

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Owner Signature

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J.N. Green & Associates LLC Rep.

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## **DESCRIPTION OF MATERIALS**

### **Site Improvement Items:**

Site Improvement Items are items that are included in the base price of your new home. These items are needed on every job site.

- Port-a-jons
- Dumpster
- Permit Allowance of \$850.00 (This includes your building permit)
- Temporary Power allowance for underground power \$400.00
- Initial grading (non wooded lots)
- Back fill (6 tons of sand)
- Final grade 60' front and rear 30' each side
- Driveway 10X50 (or equal to 500 sq ft)

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