

BUILDING SPECIFICATIONS

4 Oak Leaf Place

LOT #459 Westbrook at Savannah Quarters

Pooler, GA

April 15th, 2026

Square Footage Information

Living area lower level:	2475
Living area upper level:	955
Bonus area:	820
TOTAL HEATED	4251
Front Porch:	117
Rear Covered Porch	258
Garage:	873
TOTAL UNDER ROOF	5073

All square footage data is per the Plans.

General Notes

1. A Builders Risk policy will be put in place for the House.

Lot Preparation

Ground vegetation at the building footprint will be scraped to allow for fill to be brought in to create a building pad. All fill will be compacted. A rock entrance and silt fence will be installed to meet BMPs.

Foundation

All footing will bear on compacted soil. Concrete for footing shall be 3000 p.s.i. with reinforcing per Plans.

The foundation will be a raised slab with footings, 8” CMUs, and slab per plan

All concrete slabs will be 3000 p.s.i. with reinforcing per Plans. Concrete slabs will rest on a 6 mil vapor barrier over treated fill.

Termite Pretreat

Yates-Astro will spray treat for termites in all footings and underneath the Slab. Yates-Astro will provide a Bond upon construction completion for retreat and repair. The Bond is to be renewed annually by the Owners.

Framing

The house is to be framed as follows and subject to change based on field conditions and the direction provided by the structural engineer:

16 inches on centers

All lumber #2 grade

2x4 and 2x6 pressure treated SYP for sole plate on concrete slabs

2x4 and 2x6 walls – spruce and SYP. Exterior walls will be 2x6.

Exterior wall sheathing to be 15/32 inch OSB.

Roof sheathing to be 15/32 inch OSB.

Tyvek house wrap

Fireplaces

One 42” ventless fireplace with brick surround, raise hearth and custom mantle (allowance \$700) located in the Great Room

Roofing

Roofing to be Cetainteed architectural shingles over roofing underlayment.

Standing seam interlocking panels on rear covered roof areas (see plans). All flashing and drip edge are to match the metal roof color. Synthetic felt to be applied under all roofing.

Gutters

No Gutters are included

Exterior Siding and Trim

Horizontal siding is to be Hardi colonial smooth siding 7 ¼” in width with approximately a 6” exposure.

The fascia will consist of Hardi trim 1x8 and a 1x4. The soffit will consist of Hardie material with no vent. The frieze board will consist of Hardi trim 5/4 x 8 and a 1 x 2. The fascia, soffit and frieze being collectively referred to as the cornice. The porch beam will be wrapped with Hardi material.

Back Covered Porch ceiling to be smooth Hardie panels with 1x4 trim

Front porch ceiling to be smooth Hardie panels with 1x4 trim

Porches and Exterior Steps

The Front Porch and rear covered porch surface to be brick laid in a herringbone pattern.

The Front & Back Covered Porch columns and pilasters to be 10” pressure treated wood columns with caps and bases.

The exterior steps are to be brick. The steps from the house to the garage are also brick. The Front and Rear Porch skirts will be brick per the Plans.

All brick has been included as a queen size brick. See Allowance amount listed below for brick.

Service Yards

A concrete pad will be built on the exterior as shown on the plans. Brick Lattice Walls as shown on plans will be built to conceal the condenser units. The fence will be painted.

Front Door

The Front Door is to be a 6’0 x 8’0 Double Door, 3/4 lite Mahogany door

Garage Pedestrian Door

The Garage Pedestrian Door is to be a 3’0 x 6’8 fiberglass door.

Garage Doors

Doors to be steel, insulated, CHI 5283. Liftmaster 8165W operators are included. 2 – 9 x 7 and 1 6 x 8 golf cart door

Door Hardware

Door hardware is to be for all interior and exterior doors. See Allowance amount listed below for door hardware. Allowance is based on Schlage, levered style.

Plumbing

The plumbing labor is included to plumb the house per the Plans and the following information:

The plumber will extend the water supply line and sewer line in PVC to the street to connect to the available water and sewer laterals. The water system to be Pex. The water lines within the house are to be ¾” x ½” inch PEX pipes and fittings. The drain lines will be schedule 40 PVC pipes and fittings. All exposed pipes and fittings will be insulated to prevent freezing. All plumbing vents to be kept to a minimum and penetrations kept on sides and rear of house. A water shut off valve will be located in a recessed box in garage for convenient water shut off access.

LP gas tank will be buried by the side of the house and installed in tract pipe and fittings to be run to the following locations:

- Range
- Fireplace
- Grill outlet on back porch

Plumber will provide and install the (2) electric heaters and are not part of the fixture allowance.

The labor and necessary piping and fittings are included to install the following plumbing related items. No plumbing fixtures are included and are to be provided by Owner.

Owners Bath: 1 fixed shower head, 1 mixing valve/trim, diverter valve, wall mounted handheld, 2 vanity faucets/drains, 1 toilet, 1 free standing soaking tub

HALL & SCHOFIELD CONSTRUCTION

Guest bath 1: 1 fixed shower head, 1 tub and drain, 1 vanity faucet/drain, 1 toilet

Kitchen: 1 sink/drain and faucet and disposal. Kitchen sink will be an undermount. A water line will be installed to fridge and dishwasher.

Laundry: 1 sink/drain and faucet. The sink will be an undermount.
4 exterior hose bibs will be installed per plan

Powder: 1 vanity faucet/sink/drain, 1 toilet

Bath 3 1: 1 fixed shower head, 1 tub and drain, 1 vanity faucet/drain, 1 toilet

Bath 4 1: 1 fixed shower head, 1 vanity faucet/drain, 1 toilet

Bonus Bath: 1 fixed shower head, 1 tub and drain, 1 vanity faucet/drain, 1 toilet

Bath hardware, also known as, plumbing accessories such as toilet tissue holders, towel rings or bars and robe hooks will be installed per the locations determined by the Owners. See allowance

Electrical

All labor and material for the necessary electrical work to be performed is per the electrical plans. Electrical panels will be labeled to match circuits. All wiring will be per the National Electrical Code and be copper except for service cable which will be aluminum. Switches and outlets to be will be toggle style. 10 switches will be capable of dimming. All ceiling boxes in main rooms and porches to be boxes capable of holding fans. All recessed lights will be LED.

Decorative Lighting

Decorative lighting is to include all hanging and wall mounted lights, ceiling fans, surface mounted lights, etc. See Allowance.

Low Voltage

Coax and Cat6 wiring locations are per the Plans. One coax and one Cat6 wire will be located at each location on the electrical plan denoted by a TV or a Phone location. All low voltage wiring will be installed to a low voltage panel

HVAC

The heating and air conditioning system (3) will be Carrier equipment. The system will be electric heat and air systems. The systems are rated at 15 SEER. The exact location for the air handler is to be determined. The condensing units will be located in the service yard per the Plans. Round metal pipe wrapped with insulation will be used for the trunk line with flex duct for branch lines per code. Standard steel grills painted white are included. One WiFi compatible thermostat will be installed. The HVAC design will be based on Manual J and D calculations.

Insulation

The exterior walls will be insulated with 3 ½ inches of open cell spray foam insulation. The underside of the roof will be insulated with 5 ½ inches of open cell spray foam insulation. Fiberglass batt insulation, non-kraft faced, will be installed for sound dampening in all interior walls.

Drywall

The drywall will be 1/2 inch boards installed horizontally with screws and glued to both walls and ceilings. The number of joints will be kept to a minimum. The drywall will be finished to a high quality finished standard. A bright light will be used to locate and reduce any imperfections. Walls and ceilings will be sanded and sponged to remove all dust.

Interior Millwork

All interior millwork is to be paint grade, and either FJ pine or MDF.

1 piece 7” cove crown moulding across the first floor heated area except for closets. 1 piece 5 ” cove crown will be installed in the second floor hallway and bedrooms,

The Base Board will be 1 x 8 throughout the first floor and 1 x 6 on the second floor. The Shoe moulding will be ¼ round. The door, window and cased opening casing will be 3 1/2” flat casing . Window casing will be installed with sills. All cased openings will be cased with the casing described above with smooth jambs. All interior millwork is sanded at the joints and corners.

Closet Shelving

Fixed wood shelving is to be installed in all closets and the Pantry. Shelving to be MDF, with FJ 1 x 2 pine for nosing. Shelving in the Master Bedroom closet shall consist of one-half double-hung and one-half single-hung with six (6) 16 inch deep by 16 inch wide shelves and six (6) 16 inch deep by 32 inch wide shelves. The Pantry shelving shall consist of five (5) 16 inch deep shelves, spacing to be determined. Shelving in all second floor bedroom closets shall consist of one-half double-hung and one-half single-hung.

Interior Doors

The interior doors will be solid core, Masonite, “Logan” 2 panel. All doors are to be 8 ft downstairs and 6’8 upstairs.

Interior Staircase

The staircase to the second floor will be solid white oak wood treads, a stained handrail and painted square pickets

Tile

Shower floor to be mosaic installed over Schluter shower pan system. Shower walls will extend to the ceiling

Owners bath will also have an accent tile wall behind the free standing tub (ht TBD)

Glass Shower Enclosures

See allowance below for the Guest bath.

Painting

All walls and ceilings will be spray primed and back rolled with a primer. The ceiling is then spray painted and back rolled with a Sherwin Williams dead flat

finish. The ceiling will be painted with a high build primer. The walls will be rolled and brushed with two coats of Sherwin Williams flat finish paint. All closets will be painted the ceiling color of the room in which they are located unless otherwise requested by the Owners. 5 walls colors are included as part of the Total Price.

All interior millwork will be and caulked. All millwork will then receive two coats of Sherwin Williams latex trim paint in either a satin or semi gloss finish. A high gloss finish is not included in the Total Price. 1 interior millwork color is included as part of the Total Price. The millwork paint will be sprayed and brushed in certain areas. An oil based paint will be used for the Pantry shelving for durability.

All exterior millwork is to be spray primed and caulked using a Sherwin Williams silicone, paintable caulk. All exterior surfaces will receive two coats of Sherwin Williams paint in a satin finish (for millwork). All cornice work finish paint will be sprayed. All finish paint for exterior columns, millwork on porch beams, porch ceilings and screened porch framing will be sprayed.

The interior and exterior of the windows will not need to be painted as they will be vinyl.

The front door can be finished with paint, a clear coat urethane or stained and then sealed with a clear coat urethane, as determined by the Owners.

Wood flooring:

See allowance for prefinished ½” thick engineered white oak. Wood locations will be the entire ground floor other than the Owner’s bath, guest bath and Mudroom/Laundry.

Second floor hallway and game room

Carpet:

Second floor bedrooms and bonus room

Appliances

Brand: KitchenAid. See Allowance amount listed below.

Cabinetry

Painted, Shaker style doors. Kitchen to have upper cabinets to the ceiling. No soffits. Soft close drawers and doors. See Allowance.

Countertops

All countertops to be Level 2 Quartz with undermount sinks.

Backsplash

See tile allowance for kitchen, all others will have a standard quartz splash.

Energy Code Compliance

A third party consultant will be hired to ensure the house meets energy code.

Driveway and Walkway

To be concrete with a light broom finish with metal keyway expansion joints. The area and design to be per the site plan including the brick apron, size per plan.

Landscaping & Irrigation

The total price for landscaping and irrigation is listed as an allowance. Once we have a final plan to submit to the Landings, this number will be calculated.

Selection Due Dates

It is critical to the construction process that all selections will be made in a timely manner. Our deadlines are created in order to have materials ready when needed. When construction commences, a schedule will be developed. Any delays in selections will result in an extension of the contract duration.

Items not included:

1. As-built or foundation survey (this may or may not be required by a bank)
2. Insulation for Garage walls.

Allowances

Note: all numbers include tax

- Tile Material \$11,823
- Brick: \$400/1,000
- Plumbing fixtures: \$12,000
- Door Hardware: \$2,500 material only
- Bath Hardware: \$1000
- Shower enclosure: \$2400
- Cabinetry: \$62,000
- Countertops: \$16,100 installed
- Decorative Lighting: \$12,000
- Appliances: \$18,000 materials and installation
- Landscaping & Irrigation: \$20,000 budget/placeholder only
- Garage doors: \$10,524