



Effective 1/1/2024

ACADEMY PARK ESTATES

EXHIBIT B

STANDARD SPECIFICATIONS

FOUNDATION

- TURN-DOWN STYLE FOOTERS WITH STEEL REINFORCEMENTS
- TERMITE PROTECTION UNDER SLAB
- MECHANICAL FASTENERS SET IN CONCRETE FOR ANCHORING, EXTERIOR & BEARING WALLS ONLY
- 10MM VAPOR BARRIER UNDER SLAB
- 3000 PSI CONCRETE SLAB WITH FIBER MESH
- PIER FOOTING FOR FRONT PORCH WITH WOOD DECKING

FRAMING

- OPEN WEB FLOOR TRUSSES
- 2'X4' EXTERIOR WALLS
- 7/16 OSB SHEATHING WALL & ROOF
- TRUSSES ON 2' CENTER, WHERE APPLICABLE, STICK FRAME
- HOUSE WRAP SYSTEM WHOLE HOUSE WITH TAPED WINDOW FLASHING
- PRESSURE TREATED PORCH FRAMED WITH 5/4" DECKING
- ALL SUB FLOORING IS CONCRETE OR 3/4 OSB GLUED AND NAILED
- ALL FRAMING IN COMPLIANCE WITH COASTAL ZONE STANDARDS

ROOFING

- RIDGE VENT MAIN ROOF
- 15 LB. FELT PAPER
- 30 YEAR SELF-SEALING ARCHITECTURAL SHINGLES
- FULLY FLASHED

EXTERIOR

- HARDIE-PLANK MASONRY SIDING
- BOARD & BATTEN VERTICAL ACCENT SIDING ON FRONT ELEVATION
- HARDIE-PLANK SOFFIT & FACIA
- NON-INSULATED SONOMA GARAGE DOOR WITH STOCKBRIDGE WINDOWS, WHITE
- SMOOTH STAR FIBERGLASS FRONT ENTRY DOOR SYSTEM (S90LE)
- STEEL ENTRY DOOR ALL OTHER EXTERIOR DOORS, WHITE
- 8'X10' CONCRETE PATIO OR COVERED PORCH, PER PLAN
- 8'X8' SQUARE HOLLOW PORCH COLUMNS, PER PLAN
- SODDED LAWN WITH IRRIGATION SYSTEM

DOORS & WINDOWS (MAINTENANCE FREE)

- SINGLE HUNG WINDOWS WITH 2 OVER 1 GRIDS & 1/2 SCREENS, CASED WINDOW, RATED DP-50 WITH LOW-E GLASS
- VINYL SLIDER WITH SCREEN, RATED DP-50 WITH LOW-E GLASS, PER PLAN
- DEADBOLTS ON ALL EXIT DOORS, EXCEPT FROM HOUSE TO GARAGE

FLOOR COVERINGS

- REVWOOD FLOORING IN LIVING AREAS PER PLAN
- TILE IN WET AREAS
- CUT PILE CARPETING IN BEDROOMS AND OTHER ROOMS

KITCHEN & VANITY

- WALL CABINETS 36" WITH CROWN MOLDING, DECORATIVE HARDWARE, ROLLOUT SHELVES, SOFT CLOSE DRAWERS
- FRIGIDAIRE GALLERY STAINLESS APPLIANCE PACKAGE
- QUARTZ COUNTERTOPS WITH 4" BACKSPLASH

- FARMHOUSE SINK, STAINLESS
- GRANITE OR QUARTZ VANITY TOPS IN BATHS, 34" VANITY HEIGHT
- FRAMED BATH MIRRORS
- PEDESTAL SINK IN ALL POWDER ROOMS

INTERIOR WALLS & CEILINGS

- 9' CEILINGS ON SINGLE STORY MODELS; 9' CEILINGS ON FIRST FLOOR IN TWO STORY MODELS
- 1/2" DRYWALL, COMPLETELY FINISHED
- DRYWALL SCREWED AND NAILED
- GARAGE WALLS INSULATED, DRYWALLED AND PAINTED
- BULLNOSE CORNERS ON DRYWALL

INTERIOR TRIM & DOORS

- COTTAGE STYLE TRIM PACKAGE TO INCLUDE FLAT STOCK DOOR AND WINDOW FRAME AND CROWN MOLDING IN FOYER, GREAT ROOM, KITCHEN AND DINING ROOM
- PAINTED RISER AND OAK TREAD ON STAIRS PER PLAN
- SHAKER T STYLE MASONITE DOORS
- WAINSCOTING AND CHAIR RAIL IN FOYER PER PLAN
- 5-3/4" BASEBOARDS THROUGHOUT
- FIRE DOOR BETWEEN GARAGE & HOUSE, NO DEADBOLT
- PAINTED WOOD SHELVING PER PLAN
- LEVER DOOR HANDLES THROUGHOUT

ELECTRIC

- 200 AMP SERVICE
- MEETS OR EXCEEDS NATIONAL UNDERWRITERS CODE
- FRONT AND REAR EXTERIOR RECEPTACLES; GFCI
- ALL PERMANENT LIGHT FIXTURES INCLUDED PER PLAN
- RECESSED LIGHT IN SOFFIT OR FLUSH MOUNT CEILING LIGHT OVER KITCHEN SINK
- SWITCH RECEPTACLE IN ALL ROOMS WITHOUT A LIGHT
- 3 PREWIRES FOR CABLE, 1 ETHERNET
- GARAGE DOOR OPENER PER PLAN
- LIGHTS, EXTERIOR PER PLAN
- SMOKE DETECTORS, HARDWIRED WITH BATTERY BACK-UP
- CARBON MONOXIDE DETECTOR
- ELECTRIC WASHER HOOK-UP
- ELECTRIC DRYER HOOK-UP WITH VENT
- FANS IN ALL BATHS
- 2 CEILING FAN/LIGHT FIXTURES, GREAT ROOM AND PRIMARY BEDROOM
- CELING FAN/LIGHT PREWIRE WITH 2 SWITCHES IN BEDROOMS

PLUMBING

- TILE SHOWER WITH FRAMELESS DOOR, PER PLAN
- AMERICAST TUB WITH TILE SURROUND IN GUEST BATH, PER PLAN
- SHUT-OFF VALVE FOR ALL FIXTURES
- PEX PIPING INTERIOR WATER LINES
- WATERLINE FOR ICEMAKER WITH SHUT OFF VALVE & HAMMER ARRESTER
- PVC DRAIN LINES
- FRONT & REAR SPIGOT
- WASHER LINES WITH HAMMER ARRESTER
- 55 GAL. QUICKRECOVERY ELECTRIC HOT WATER HEATER
- MOEN VALVES

INSULATION

- R-19 IN FLOOR OVER GARAGE
- R-13 ALL EXTERIOR WALLS ABOVE FOUNDATION, FINISHED AREAS ONLY
- R-30 BLOWN-IN CEILING INSULATION
- INSULATED DUCTWORK

HEATING

- 14 SEER ELECTRIC HEAT PUMP WITH CENTRAL AIR
- 2-STORY HOMES ZONED FOR 1ST AND 2ND FLOOR

OTHER

- EXTERIOR FANS ON REAR PORCHES
- DESIGN APPOINTMENT CONSULTATIONS
- ALL MATERIALS INSTALLED TO MEET COASTAL ZONE REQUIREMENTS
- FULL TWO-YEAR BUILDER WARRANTY PROGRAM PROVIDED BY FORINO CO., L.P.

COMMUNITY FEATURES

TREES TO BE PLANTED IN ACCORDANCE WITH DEVELOPMENT TREE PLANTING PLAN, LOCATION TO BE DETERMINED BY NEIGHBORHOOD PLAN

DISCLAIMERS/NOTES

BUILDER RESERVES THE RIGHT TO SUBSTITUTE MATERIAL OF EQUAL OR BETTER QUALITY AT ITS SOLE DISCRETION.

PROPERTY OWNER'S ASSOCIATION DUES ARE DUE ANNUALLY WITH AN INITIAL CONTRIBUTION FEE PAYABLE AT CLOSING. CALL OUR OFFICE FOR CURRENT ASSOCIATION DUES OR REFER TO YOUR POA DOCUMENTS.

BUYER ONE: _____

DATE: _____

BUYER TWO: _____

DATE: _____

SELLER: _____

DATE: _____

FORINO CO., L.P.

UTILITY INFORMATION

BELOW IS A LIST OF UTILITY COMPANIES FOR THIS COMMUNITY. FORINO WILL CONTACT THE UTILITY COMPANIES FOR SERVICES TO BE SHUT OFF AS OF THE CLOSING DATE. IT IS YOUR RESPONSIBILITY TO CONTACT EACH UTILITY COMPANY BEFORE YOUR CLOSING DATE TO TRANSFER THE UTILITIES INTO YOUR NAME. PLEASE CONTACT THE UTILITY COMPANIES IN ADVANCE SO THAT SERVICE WILL NOT BE INTERRUPTED. SERVICES SHOULD BEGIN IN YOUR NAME ON THE DAY OF POSSESSION, YOUR CLOSING DATE.

UTILITIES

ELECTRIC

DOMINION ENERGY | 800.251.7234
WWW.DOMINIONENERGY.COM/SOUTHCAROLINA

WATER & SEWER

BJWSA | 843.987.9200
WWW.BJWSA.ORG

SERVICES

CABLE/INTERNET/PHONE

HARGRAY COMMUNICATIONS | 843.379.9000 | WWW.HARGRAY.COM

TRASH

THE TRASH IN THIS COMMUNITY IS PRIVATE. WE HAVE INCLUDED SOME CONTACTS BELOW THAT YOU CAN UTILIZE TO SELECT A PROVIDER/FIND MORE INFORMATION.

CAPITAL WASTER SERVICES | 843.757.2722 | WWW.CAPWASTESERVICES.COM

REPUBLIC WASTE | 800.278.7736 | WWW.REPUBLICSERVICES.COM

SUNRISE SANITATION | 843.379.8888 | WWW.SUNRISESANITATION.NET

PLEASE NOTE CONSTRUCTION DUMPSTERS AT EACH SITE ARE FOR CONSTRUCTION DEBRIS ONLY. RESIDENTIAL USE IS STRICTLY PROHIBITED. PLEASE REFRAIN FROM UTILIZING THE DUMPSTERS FOR MOVING BOXES, UNWANTED FURNITURE OR COMMON HOUSEHOLD TRASH. SITES ARE MONITORED AND ILLEGAL DUMPING FEES WILL BE IMPOSED. PLEASE ARRANGE TRASH SERVICE AND BULK ITEM PICK UP, IF NEEDED, FROM YOUR SELECTED TRASH PROVIDER.

QUESTIONS/CONTACT

IF YOU HAVE A QUESTION OR EXPERIENCE AN ISSUE WITH TRANSFERRING YOUR UTILITIES, PLEASE REACH OUT TO YOUR AGENT OR FORINO REPRESENTATIVE. WE WILL BE HAPPY TO ASSIST IN ANY WAY WE CAN.

PLEASE BEAR IN MIND THAT FORINO CO., L.P. IS AT THE MERCY OF ALL UTILITY COMPANIES TO PROVIDE SERVICES AND CANNOT GUARANTEE SERVICE WILL BE READY WHEN YOU INITIALLY CALL FOR TRANSFER. WE RECOMMEND CALLING TWO WEEKS PRIOR TO YOUR CLOSING DATE AND AFTER ALL THE INSPECTIONS HAVE BEEN FINALIZED.