Specifications—depending on the homeowner's preference, NCCI Homes have a wide variety of options to choose from. We will consult with you and review the variety of enhancement and value considerations to incorporate into your new home. Please see below for our most popular set of standard specifications.

**Exterior**

Considering the home's design and lot topography, the home's foundation is either a solid concrete monolithic footing - concrete floor combined design or 3-part foundation system that consists of a concrete footing, masonry foundation, and concrete floor. The home is constructed, providing an energy-efficient, concrete floor.

If applicable, the 2nd story flooring is an engineered floor truss system. Additionally, the home has an engineered roof truss. The roof, second floor, and wall sheathing are oriented strand board sheathing.

The soil under the home and around the foundation perimeter is treated for termite protection. A warranty will be provided at closing from the extermination company.

All homes meet or exceed local codes and standards, energy efficiency standards, and HUD/VA building requirements.

A wind barrier is installed over the exterior wall sheathing.

The roof is 30-year architectural roofing shingles over roofing felt.

Typically, the home plan has an element of exterior stone accent or brick, per plan.

The front elevation will receive shutters where room permits.

There are gutters installed on the front elevation.

**Interior Finishes**

Impressive cathedral, vaulted, tray, or architectural type ceiling designs per the plan. Many dining rooms may have a designer coffered type ceiling incorporated into the ceiling.

Homes have a 1/2” minimum drywall thickness installed throughout the interior walls and ceilings and inside the garage.

Interior trim consist of 5-1/4” or larger baseboard material and 3-1/4” door trim and 3-1/4” picture framed window moldings. Window sills and jambs finished with trim and painted the trim color. Sometimes our carpenters use discretion in their interior trim design process.

There are two coats of flat wall paint throughout the home with NCCI selected off-white color. On the interior trim, there is one coat of white primer and two additional coats of the builder selected white semi-gloss paint. The smooth drywall ceilings will be painted NCCI standard ceiling white. Please note- Garages only have finished drywall and no paint as a standard.

Door and Bath Hardware - Chrome or nickel colored door hardware is installed in the home.

Closets & Kitchen Pantry- Depending on the floor plan, vinyl-coated ventilated metal closet shelving is included, plus there may be some towel closet and pantry shelving.

**Floor Covering**

The foyer, kitchen, kitchen nook, dining, living room, or den will have engineered hardwood flooring per builder's selection.

Laundry room and bathrooms have ceramic tile flooring. Stairways, bedrooms, closets, hallways have quality carpet with 6 lb rebond pad.

**Kitchen**

The focal point in the kitchen is the beautiful granite countertops.

The home has generous kitchen cabinetry.

There are cabinet color choices. Some colors are known as ebony, expresso, old-world, and coffee.

Quality GE stainless appliances included are a smooth top freestanding range, microwave hood, and dishwasher to be installed per builder's selections.

**Baths & Plumbing**

Baths and kitchen have quality Moen chrome or nickel colored plumbing water facets to match other hardware selections.

A double bowl stainless steel sink is mounted under the granite in the kitchen.

Unless the home is connected to a septic system, the kitchen sink has a built-in garbage disposal.

Bathroom countertops and sinks are cultured marble. Sinks are designed seamlessly into the countertops.

The master bathroom has a white garden soaking tub, white fiberglass shower with a glass door. Baths have white porcelain water closets.

Other bathrooms have a fiberglass tub or shower per plan. Each bathroom has an exterior exhaust fan and full mirrors over the vanities.

NCCI Homes is committed to upholding the standards of the Fair Housing Act. All information contained in this brochure is deemed reliable but is not guaranteed.
Specifications - depending on the homeowner's preference, NCCI Homes have a wide variety of options to choose from. We will consult with you and review the variety of enhancement and value considerations to incorporate into your new home. Please see below for our most popular set of standard specifications.

Standard Specifications

Connections - The home includes a washing machine connection, clothes dryer, and icemaker connections. There are two exterior hose spigots, also known as bibs or faucets.

Municipal water & sewer "or" municipal water and septic tank utilities are connected to the home.

Electrical

Typically chrome or nickel finish light fixtures are available with this budget allowance in order to match the hardware in house. The allowance will usually provide two ceiling fans. All bedrooms are pre-wired for ceiling fans. The two floodlights, all bulbs, door chime, smoke, and carbon dioxide detectors, are included in this package. There is a total allowance of $1200.00 or $1500.00, depending on the plan, included in the price of the home for this electrical package.

Cable TV outlets are provided in the living room and all bedrooms. There are two exterior floodlights.

Most home plans include the electrical panel located in the garage, as well as a water heater.

Energy

Exterior doors are an energy-conscious insulated type selection by the builder. Windows are single hung, solid vinyl, energy-efficient with grills between the glass. Full glass doors exit to a rear concrete patio or porch per plan.


The home includes a 14-seer high-efficiency heat pump. Each home has a 50-gallon energy-efficient water heater. PVC drain lines and pex water lines are standard.

Fireplace - electric fireplace finished with a wood surround, mantle, and hard surface hearth.

Garage

The garage door is a raised panel steel design. The door includes an electric door opener, two openers for automobiles, and one code pad on the outside garage door jamb.

Garage walls are finished with unpainted drywall.

Landscaping

A beautiful landscaping package is included with the home. The front & side yards back to the rear corners of the home will have sod installed. A generous concrete driveway and sidewalk to the front porch are included. A 6' wide rear patio door leads to a 10x12 concrete patio or covered rear patio, per the floor plan.

Please note, on large front & side yard, or homes further off the street type homesites, the sod allowance included is the square yards typically used to cover an approximate 80' front width lot.

Warranty & Customer Service

A complete warranty package is provided at closing. Approximately 1 week before closing, there is a walkthrough with a representative of the company. Owners may schedule additional walk throughs at 30-days and 1-year.

NCCI Homes is committed to upholding the standards of the Fair Housing Act. All information contained in this brochure is deemed reliable but is not guaranteed.

Other information

NCCI Homes has a wide variety of options valued less, the same, or more expensive to choose from. Depending on the completion status of the home, NCCI would always discuss with you any variety of desired changes to incorporate in your new home.

Renderings and floorplans may differ slightly from actual home when construction is complete.

For homes that are complete, consult with your sales associate to confirm any specification changes in writing in the purchase agreement. If you are purchasing a home, preconstruction, or in progress (not completed), confirm the specifications with your sales associate in writing or the home will be finished in accordance with NCCI chosen standards equal to or similar to those listed in this document.

Any item that has already been installed or ordered may not be changed.

All allowances are based on contractor pricing. The builder reserves the right to make substitutions and products and materials of equal or better quality when necessary.

The information above may change without notice prior to a fully executed contract.

Payment for all upgrades and change orders are due in full prior to ordering or execution of the upgrade. These funds are nonrefundable under any circumstances.

NCCI Homes is committed to upholding the standards of the Fair Housing Act. All information contained in this brochure is deemed reliable but is not guaranteed.