



ROYAL OAKS
EXHIBIT B LOTS 1-14, 29-32
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

FRAMING

- 8' CEILING HEIGHT, FIRST FLOOR
- OPEN WEB FLOOR TRUSSES
- 7/16 OSB SHEATHING WALL & ROOF
- TRUSSES ON 2' CENTER, WHERE APPLICABLE
- HOUSE WRAP SYSTEM WHOLE HOUSE WITH TAPED WINDOW FLASHING
- ALL SUB FLOORING IS CONCRETE OR 3/4 OSB GLUED AND SCREWED
- ALL FRAMING IN COMPLIANCE WITH COASTAL ZONE STANDARDS

ROOFING

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

EXTERIOR

- PREMIUM HORIZONTAL VINYL SIDING W/ BOARD & BATTEN VERTICAL SIDING ON FRONT ELEVATION, PER PLAN
- STONE VENEER AT WINDOW HEIGHT ON FRONT ELEVATION
- VINYL SOFFIT & FACIA, WHITE
- SODDED LAWN AND BEDDING PLANTS, FRONT ELEVATION ONLY

DOORS & WINDOWS (MAINTENANCE FREE)

- SMOOTH, 3/4 GLASS FIBERGLASS FRONT DOOR
- SINGLE HUNG WINDOWS WITH 2 OVER 1 GRIDS AND 1/2 SCREENS, RATED DP-50 WITH LOW-E GLASS W/ PAINTED WOOD SILL & APRON
- VINYL SLIDER, WITH SCREEN, RATED DP-50 WITH LOW-E GLASS
- DEADBOLTS ON FRONT ENTRY DOOR

FLOOR COVERINGS

- LVP IN LIVING AND WET AREAS, PER PLAN: KITCHEN, LAUNDRY, DINING ROOM LIVING ROOM AND BATHROOMS
- PLUSH WALL-TO-WALL CARPETING IN ALL OTHER BEDROOMS, STAIRS, LOFTS AND CLOSETS

KITCHEN & VANITY

- GAS RANGE, STAINLESS STEEL FINISH
- OVER THE RANGE MICROWAVE, STAINLESS STEEL
- DISHWASHER, STAINLESS STEEL
- SIDE BY SIDE REFRIGERATOR, STAINLESS STEEL
- FULL SIZE STACKABLE WASHER/DRYER, ELECTRIC
- 1/2 HP GARBAGE DISPOSAL

- BUILDER'S CHOICE QUARTZ COUNTERTOPS
- STAINLESS STEEL KITCHEN SINK, DOUBLE BOWL
- FRAMED BATH MIRRORS
- PEDESTAL SINK IN ALL POWDER ROOMS
- CABINETS WITH HARDWARE, 36" UPPER

INTERIOR/COMMON WALLS & CEILINGS

- 8' FIRST FLOOR CEILING HEIGHT, 8' SECOND FLOOR CEILING HEIGHT
- 2'X4' PARTITION WALL PER UNIT, WITH DENSE GLASS FIREWALL AND R-13 INSULATION
- 1/2" DRYWALL, COMPLETELY FINISHED
- DRYWALL SCREWED, NAILED AND GLUED
- BULLNOSE CORNERS ON DRYWALL

INTERIOR TRIM & DOORS

- PAINT GRADE TRIM
- ONE COLOR FLAT WALL PAINT THROUGHOUT
- ONE COLOR WHITE PAINTED CEILINGS
- 2-PANEL HOLLOWCORE MASONITE DOORS
- STANDARD TRIM PACKAGE: 2-1/4" DOOR CASING AND 5-1/4" BASE
- CORONA BRUSHED NICKEL HARDWARE THROUGHOUT

ELECTRIC

- DOORBELL
- 200-AMP SERVICE
- MEETS OR EXCEEDS NATIONAL UNDERWRITERS CODE
- FRONT AND REAR OUTSIDE GFCI PROTECTED RECEPTACLES, 2 TOTAL
- ALL PERMANENT LIGHT FIXTURES INCLUDED PER PLAN
- DISC LIGHTS STANDARD IN KITCHENS, TUB SHOWERS, WALK-IN CLOSETS, FRONT PORCHES, HALLWAYS & LAUNDRY ROOMS
- LIGHTS, EXTERIOR PER PLAN
- 2 ETHERNET CONNECTIONS PER PLAN
- SMOKE DETECTORS, HARDWIRED WITH BATTERY BACK-UP, ONE SMOKE DETECTOR ON EACH FLOOR AND EACH BEDROOM
- CARBON MONOXIDE DETECTOR
- ELECTRIC WASHER HOOK-UP
- ELECTRIC DRYER HOOK-UP WITH VENT
- VENT FAN LIGHT PER PLAN IN BATHS
- THREE CEILING FANS LOCATED IN GREAT ROOM, PRIMARY BEDROOM AND LOFT
- TWO CEILING FAN PREWIRES IN SECONDARY BEDROOMS

PLUMBING

- FOUR-PIECE FIBERGLASS SHOWER UNIT PER PLAN
- FOUR-PIECE FIBERGLASS SHOWER/TUB UNIT PER PLAN
- SHUT-OFF VALVE FOR ALL FIXTURES
- PEX PIPING INTERIOR WATER LINES
- WATER LINE FOR ICE MAKER WITH SHUT OFF VALVE & HAMMER ARRESTER
- PVC DRAIN LINES
- FRONT & REAR SPIGOT
- WASHER LINES WITH HAMMER ARRESTOR
- ON-DEMAND GAS HOT WATER HEATER

INSULATION

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

HEATING

- 90% EFFICIENCY GAS FURNACE WITH CENTRAL ELECTRIC AIR

OTHER

- CLUSTER MAILBOXES
- 2" FAUX WOOD WHITE BLINDS
- DUMPSTER CORRAL FOR TRASH
- ALL MATERIALS INSTALLED TO MEET COASTAL ZONE REQUIREMENTS
- ONE-YEAR LIMITED BUILDER WARRANTY PROGRAM PROVIDED BY FORINO

NEW HOME INCLUSIONS

COMPLETE APPLIANCE PACKAGE INCLUDING REFRIGERATOR AND WASHER/DRYER, WINDOW TREATMENTS (BLINDS), 1ST YEAR DUES AND TRANSFER (CAPTIAL CONTRIBUTION) FEES PAID BY BUILDER, AND 3-YEAR REC CENTER MEMBERSHIP

COMMUNITY FEATURES

FULLY LANDSCAPED AND IRRIGATED ENTRANCE WITH ACCENT LIGHTING

WALKING TRAILS WITH ACCESS TO HARDEEVILLE PARKS & REC FACILITIES

TREES TO BE PLANTED IN ACCORDANCE WITH DEVELOPMENT TREE PLANTING PLAN, LOCATION AT BUILDER'S DISCRETION

AMENITIES

POOL

3-YEAR MEMBERSHIP TO HARDEEVILLE RECREATION CENTER

DISCLAIMERS/NOTES

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

NO COMMERCIAL ACTIVITIES. NO LARGE COMMERCIAL VEHICLES, TRAILERS OR MOTOR HOMES. NO SIGNS OTHER THAN FOR SALE/RENT. NO ANTENNAS.

LIMIT OF TWO HOUSEHOLD PETS PER UNIT.

DUMPSTER CORRAL PROVIDED FOR HOUSEHOLD TRASH.

EACH UNIT WILL HAVE TWO DEDICATED PARKING SPACES.

NO INDIVIDUAL FENCES. EACH UNIT HAS EXCLUSIVE RIGHT TO 5' PAST FOUNDATION FRONT AND 10' REAR, ALSO 5' ON SIDE OF END UNITS. BALANCE OF LAND IS PART OF THE PROPERTY OWNER'S ASSOCIATION.

PROPERTY OWNER'S ASSOCIATION DUES ARE DUE QUARTERLY TO MAINTAIN OPEN SPACE AND STORMWATER FACILITIES WHICH MAY INLCUDE, BUT NOT LIMITED TO, DETENTION BASINS, INFILTRATION SYSTEMS AND LAGOONS WITH AN INITIAL CONTRIBUTION FEE PAYABLE AT CLOSING. CALL OUR OFFICE FOR CURRENT ASSOCIATION DUES OR REFER TO YOUR POA DOCUMENTS.

ANY AND ALL COSTS INVOLVED IN A CHANGE IN SPECIFICATIONS OR NEW CHANGES ENFORCED BY THE CITY, TOWNSHIP, BOROUGH OR OTHER GOVERNING BODY BEFORE OBTAINING A PERMIT FOR SAID LOT WILL BE THE RESPONSIBILITY OF THE BUYER FOR THAT LOT. ANY REQUIRED CHANGES MAY AFFECT DESIGN OF FLOORPLANS.

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/SOUTH-CAROLINA

GAS

PALMETTO ELECTRIC | 843.726.5551
WWW.PALMETTO.COOP

WATER & SEWER

BJWSA | 843.987.9200
WWW.BJWSA.ORG

SERVICES

CABLE/INTERNET/PHONE

HARGRAY COMMUNICATIONS | 843.379.9000 | WWW.HARGRAY.COM

TRASH

PROVIDED BY THE POA

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.

BUYER ONE: _____

DATE: _____

BUYER TWO: _____

DATE: _____