



homes of hope

Westside Market Rate
Location: Spartanburg, SC

Note:

Bond Not Required

Please read and initial all pages of the specs and the Homes of Hope Green Building Plan attached.

Type of Foundation:

Raised Slab

Tax Map #, Address, Plan and Modifications

Addresses and Tax Map #s are TBD. Lot numbers are based on Civil plans from 3.31.21

[Unit 28] - HOH Townhome - 6 Unit Plan
[Unit 29] - Single-Family Rental - 1001 A
[Unit 30] - Single-Family Rental - Bailey
[Unit 31] - Single-Family Rental - Endel A
[Unit 32] - Single-Family Rental - Bailey
[Unit 33] - Single-Family Rental - 1001 B
[Unit 34] - Single-Family Rental - Endel B
[Unit 35] - Single Family For-Sale - Thurston
[Unit 36] - Single Family For-Sale - Bailey- Bentley Elevation
[Unit 37] - Single Family For-Sale - Asbury
[Unit 38] - Single Family For-Sale - Thurston
[Unit 39] - Single Family For-Sale - Magnolia
[Unit 40] - Single Family For-Sale - Thurston
[Unit 41] - Single Family For-Sale - Asbury
[Unit 42] - Single Family For-Sale - Magnolia
[Unit 43] - Single Family For-Sale - Thurston
[Unit 44] - Single Family For-Sale - Asbury
[Unit 45] - Single Family For-Sale - Thurston

Footing:

Footing to be a continuous footing with 3000 PSI concrete.

Footing sizes must adhere to the building code in the municipality that the building permit is pulled

Foundation:

Raised Slab Foundation- Concrete slab placed over termite-treated sub-grade, a radon pipe, and a 6-mil moisture barrier. Concrete shall be slick smooth finish and be scored as required by code to control cracking. All soils within the perimeter of the foundation shall be suitable for load bearing or shall be removed and undercut until suitable soil is encountered. Seal all holes in the slab to prevent the entry of water vapor and soil gas. Slab foundations require 6-mil polyethylene moisture barrier sheet product directly beneath the concrete that accomplishes vapor control and capillary control for the slab. The vapor retarder must continuously wrap the slab as well as any grade beams. A layer of gravel a minimum of four inches thick will be placed between the soil and the vapor barrier. Brick will be selected by owner from builder samples. Mortar will be a standard grey. Brick joint will be a standard round brick joint

Radon pipe is to be perforated with a saddle and a pipe running up through the roof line to extend the vent. Fans are not required, but the vent should be configured in a way that a fan could be added at a later date

Walls:

Houses are to have 8' ceilings. All exterior and interior walls to be built out of 2"x4" (spruce/fir) SPF spaced at 16" on center.

Exterior walls are to be sheathed with 7/16" OSB. Roof system to be manufactured wood trusses, spacing and configurations per manufacturer's specifications, subject to international building code requirements.

Exterior walls will be covered in moisture resistant house wrap.

All wood should be #2 grade SPF

Roofing/Gutters:

Site framed roof and ceilings will be a minimum of 2" x 6" spaced 16" on center. Roof and ceiling system to be either manufactured wood trusses or site framed. Roof decking will be 7/16" OSB with a radiant barrier-equivalent to tech shield.

Roof deck is to be covered in a 15 lb. felt paper and a 30 year warranted architectural anti-fungal shingle.

Shingle color selected by owner.

Main roof pitches shall be a minimum 6:12. Front porch roof pitches shall be minimum 4:12.

The main roof shall have a minimum 16" overhang (eave depth). Front porch roofs shall have a minimum 12" overhangs with (boxing) that is a combination of vinyl and aluminum soffit, fascia, and freeze board with vents. All gutter systems to be a continuous 5" aluminum product.

Gutter and downspout systems complete with splash blocks will be supplied surrounding all multi-story residential buildings but will not be required for single story build. Single story builds should have gutters and downspout complete with splash block over the front porch except for gabled-end structures. Gutters and downspouts w/splash blocks will be provided by builder.

All attics must be vented.

Roof gable vents must be made of aluminum or vinyl materials.

Exterior:

All exterior colors will be selected by owner. Colors may be deluxe or premium colors.

Exteriors are to be double lap 5" wood grain vinyl lap siding. Brick will only be used on the perimeter of the foundation- not as siding.

Front corner boards are to be a 6" vinyl corner piece.

Doors to be trimmed in a 5/4"x4" weather resistant board that is painted the trim color

All windows to use extruded 1" x 4" trim.

Pre-finished fascia and soffits must be vinyl covered aluminum and/or perforated cementitious panels with vents.
House numbers shall be installed where easily visible from the street on the siding adjacent to the front door on the latch side of the door. Optional locations are on porch columns, porch beams, or other areas where easily visible from the street. House numbers shall be a minimum 6" high and shall be black.
Porch:
Front porch and side porch floors are to be concrete.
Patio and porch/balcony components used as part of the building shall have concrete slabs or decks (may use TEK Polymer) and must be constructed so that no wood is exposed. Concealment shall be with materials such as aluminum or vinyl siding or cementitious materials. Structural wood columns shall be at a minimum 6" x 6" pressure treated columns concealed as noted above with properly sized fiberglass, high density urethane columns. Columns must be installed on metal brackets/clips to prevent water seepage into the columns. Decorative rails and/or guard rail systems used at porches and patios shall be code compliant systems of vinyl. Wood railings are not allowed.
Where porch railings are required they are to be vinyl. A 2 X 6 cap stacked over a 2 X 4 over 2 X 2 balusters that sit on another 2 X 4 stood on the 2" (1- ½" actual) edge. Porch railings should be standard configuration- regardless of what is shown on the plan.
Porch rails and columns will match the trim color.
1 st floor porch steps to be brick.
Porch ceiling will be vinyl material.
Exterior Storage Rooms (if Applicable)
Exterior storage rooms are to have fiberglass 6 panel door
Storage rooms are to have one overhead light.
Doors should have hinge stop or chain to prevent damage to the building when opening the door.
Windows:
Windows are to be Energy Star rated single hung, vinyl, LOW E thermal pane with grids between the panes. Manufacturer's date sheet submittal required. Builder will use Plygem 1500 with extruded 1x4 attached trim.
All windows are sized per plan.
Metal Flashing or 20 mil polyethylene when used in conjunction with a self-adhering polyethylene laminate flashing, must be installed above all exterior doors and windows
Tempered windows are to be installed in all areas that are required by applicable building code.
Window screens/coverings will be installed on all windows including any glass doors. Doors should have blinds between the glass panes.
2" <u>non-metal</u> white blinds will be installed by the builder for all windows, including windows on 9 light doors and french doors. It is recommended to install blinds prior to appliances being installed. Doors should have blinds between the glass panes.
Doors:
Front doors are to be fiberglass insulated craftsman style 3 lite over 2 panel.
Back/side doors are to be fiberglass insulated 6 or 9 light thermal panel with grids between the glass panes and blinds built between the glass.
Doors are sized per plan. All exposed exterior doors to have overhangs.
All entry doors require dead bolt locks with "thumb latch" on interior side.
All hardware to be oil rubbed bronze.
The minimum clear width of all exterior doors shall be 34 inches.

Interior doors are to be 2 paneled hollow core composite doors.
All doors must be side hinged.
Back or side entry doors should have a roof overhang to provide weather protection.
Entry doors shouldn't be level with the concrete pads outside the door.
Disregard if plans show accoridian, bi-fold, or pocket doors. Whenever there is clearance use standard doors. Exterior doors (both for entry and exterior storage closets) should use rot-free door jambs.
Walls:
1/2" drywall will be applied to the walls and ceilings.
Ceilings will be finished smooth.
Trim:
Base board to be 4 1/4"
#356 casing on all door, cased openings, and window trim.
Shoe mold or quarter-round will be installed at all hard surface floors.
Floor Finishes:
All flooring will be LVT- color selected by owner. Where interior stairs are needed, flooring will be stained hardwoods with a painted riser.
Cabinets:
Cabinets will be sized per plan.
Vanity cabinets or medicine cabinets shall be provided in all units.
Cabinets will be darker stained finish. Color to be selected by owner.
All kitchen and bath interior cabinets must be solid wood with solid wood dual slide tracks on drawers.
No laminate or particleboard fronts for doors or drawers.
Cabinets must meet ANSI/KCMA A1 61.1 performance and construction standards.
Cabinets must bear the certification seal of KCMA.
Counter Tops:
Kitchen counter tops will be laminate with rolled edge and backsplash. Review plans to note any overhang or server top. Color selected by owner.
Bathroom counter tops will be cultured marble with integral sinks built in. Color selected by owner
Plumbing/Kitchen and Bath:
All plumbing and fixtures will be per plans and per building code. PEX only
All units must be equipped with an Energy Star rated hot water heater with an energy factor of .93 for electric. Manufacturer's data sheet submittal required.
Hot water heater must be placed in drain pan with drain piping plumbed to disposal point as per the latest approved edition of the International Plumbing Code.
Pipe all Water Heater overflow and Pressure relief valve discharges to disposal point as per the latest approved International Plumbing Code.
When possible hot water heaters must be contained within the unit/building. These may not be located in the attic or crawl space. Hot water heaters can be located in a storage room with its slab below main house slab grade or in a separate side utility attachment to the house.
All units will have side by side washer/dry connections with a drain pain for washer.
Kitchen sinks will have a disposal with at least 1/2 horsepower.
Kitchen sink will be stainless steel double bowl drop in sink, at least 9 inches deep.
Kitchen faucet will be single lever chrome with sprayer.
Water closets must be centered, at a minimum, 18 inches from sidewalls, vanity/lavatories and bath tubs.

Faucets will be chrome, stainless or brushed nickel, single lever.
Toilets will be white comfort toilets with 1.6 gallons or less per flush.
Bath tubs will be one piece fiberglass.
Plate glass mirrors are to be installed behind both vanities.
Vanity mirror length must extend to top of vanity backsplash with the top of mirror a minimum of 6 feet above finish floor.
Bath accessories include a towel bar, a towel ring, and a shower curtain rod in each bath.
Chrome bath accessories are to be installed in both baths.
Water conservation features: Low flow toilets with 1.6 gallons or less per flush, all low flow shower heads with 2.0GPM and low flow bath and low flow kitchen faucets with 2.0GPM or less. Manufacturers data sheets must be submitted.
Tub/shower units must have minimum dimensions of 30 inch width by 60 inch length and be equipped with anti-scald valve.
Heating and Air:
A 15 SEER Energy Star rated HVAC system will be installed to meet the local building code. A 14 SEER system is permissible if the HERS rating is achieved.
Manufacturer's data sheet submittal required.
HVAC air handlers must be contained within the unit/building. These may be located in the attic or crawl space.
All refrigeration lines must be insulated.
Authorization required by owner prior to HVAC installation.
Time of installation based on CO's and tenant move in.
Electrical:
Builder will provide all Energy Star rated light fixtures (including bulbs), also hard wired battery back-up smoke detectors in each bedroom and hallway as required by local, state or Federal code--and doorbells.
All bedrooms and living rooms will have Energy Star rated ceiling fan with a light kit.
All ceiling fans and light fixtures must be connected to a wall switch. Fans and lights to have separate switches.
Bathroom fans should be a fan/light combination with single switch.
Pantry closets should include a light.
Fluorescent lighting required in the kitchen.
Stairway lighting will be an oil rubbed bronze sconces responsibly accessible for light bulb changing.
Builder will use oil rubbed bronze finished light fixtures.
All units will be pre-wired for cable television hook-ups in the living room and one (1) per bedroom.
Exterior lighting fixtures at all entry doors that are controlled from the interior of the unit.
At a minimum, all projects must meet the 2009 International Energy Conservation Code.
One hardwired motion sensitive light will be installed on each building pointed in the direction of the driveway.
Insulation:
Exterior walls R-13 fiberglass batts.
Attic overhead blown R-30 fiberglass.
All open foundations will have minimum R-19 insulation in floors. In stacked flat units, the floor between units must also have a minimum R-19 insulation.
Wall Framing: Sound proofing or sound batt insulation is required between the stud framing in party walls. A sound rating of STC 54 is required.
Appliances:

Appliances will include full-size 18.2 cubic Energy Star refrigerators with ice maker. Also: Energy Star dishwasher, self cleaning range and a Range Queen or comparable extinguishing system over the stove or have element temperature control plates on each stove burner (e.g. Safe T-element, etc).

Appliance color will stainless steel look.

Appliances will not be Amana brand. GE or Whirlpool are preferred.

Each unit must be equipped with a 5lb ABC rated dry chemical fire extinguisher readily accessible in the kitchen and mounted to accommodate handicapped accessible height in the accessible units

Paint:

1 coat of primer.

2 coats of semi-gloss latex paint on walls in kitchen and bathrooms. 2 coats of flat latex paint on all other walls. Color to be selected by owner.

Ceilings are to be white.

Trim work is to be semi-gloss "White".

Minimum Coating Thickness: Apply each material at not less than the manufacturer's recommended spreading rate, to establish a total dry film thickness of not less than 4.0 mills for the entire coating system of prime and finish coats for 3-coat work.

Provide primers and undercoat paint produced by the same manufacturer as the finish coat.

Closet Shelves:

Closet shelves are to be ventilated plastic coated wire installed in closets per plan.

One shelf for hanging clothes in all bedroom closets. If a coat closet is provided, a minimum of one shelf. If a closet pantry is provided, a minimum of 4 shelves.

Site Work:

Underground utilities (gas/electric, cable and phone) throughout the project site will be routed into the house.

Water and sewer lines will be installed from water meter to unit.

Sewer pipe will be connected from stub out on the lot to the unit.

When duplexes are used, there should be individual meters for each unit. Duplex units should not share a meter.

Any sewer or water impact or capacity fee should be included in the contract price, and should include any credits available.

Site work to include all concrete driveways and sidewalks unless otherwise specified. See site plans.

If site plan shows a ribbon drive- builder should confirm with owner that a ribbon drive is intended for the site. When ribbon drives are used, river rock should be put down in the center in lieu of grass.

All sidewalks and walkways shall be a minimum of 36" in width and made of concrete and shall provide access to all parking spaces, front entryway doors.

Site work to include initial grading and final grading.

Site work to include the removal of rocks and debris for proper installation of landscaping materials.

Site work to include all silt fencing and mud mats for erosion control methods.

Landscaping

Contractor is responsible for watering and maintaining sod, seeded areas until units are signed off on by owner.

Native drought resistant plants required. Plants must be 10 gallons or greater.

Site work to include all landscaping with sod. At minimum, sod shall be installed on the front and side areas to a point twenty (20') feet from the building(s) and 5' from the rear of building. All disturbed areas not sodded must be seeded.

An effort must be made to preserve and protect existing trees during construction.

All Retention and /or detention ponds must be fenced in unless a letter is provided from DHEC that a fence is not required.

The storm water retention/detention basin design, maintenance and management shall be the sole responsibility of the owner/developer and shall be in strict accordance with all applicable federal, state, local and environmental regulations governing storm water retention/detention basins.

Miscellaneous

In compliance with the US Postmaster, an ADA accessible mailbox with 4 inch square wood cross post with black powder coat finish, and a medium size galvanized steel black mailbox to be installed for each individual unit or in compliance with the US Postmaster if required a ADA accessible mailbox must be box mounted on the house.

A Clean job site must be maintained at all times, including trash removal and daily cleanup.

Energy Star:

Homes will be built to Energy Star standards.

Builder will have homes inspected by an Energy Star inspector (HERS Rater). Builder will provide the owner with the "Energy Star Qualified Home" certificate.

Energy Standards Must Include: Green Product Plan Attached

Water flow:

All units must install low flow toilets with 1.6 gallons or less per flush, low flow shower heads at 2.0 GMP or less and low flow bath and kitchen faucets at 2.0 GPM or less.

Lighting:

Wall switch controlled Energy Star rated overhead lighting is required in all rooms.

Ceiling Fans:

Energy Star ceiling Fans will be installed in all living rooms and bedrooms and will match the hardware on doors. All ceiling fans and light fixtures must be connected to wall switches. including Energy Star bulbs.

Thermostats:

Thermostats must be programmable and Energy Star.

Hot Water Heater:

All units must be equipped with an Energy Star rated hot water heater with an energy of .93 for electric. Manufacturer's data sheet submittal required.

Hot Water Pipes:

All hot water pipes will be insulated.

Window Overhangs:

Minimum 16" overhang will be on all buildings.

Recycled Insulation:

Insulation will be made up of recycled material.

Carpet and Flooring:

Carpet and flooring (sheet vinyl or LVT) will consist of recycled material.

Water Efficient Landscaping:

All landscaping will include the use of native drought resistant plants and will be of efficient design for minimal water usage. Include preserving and protecting existing trees during construction. Projects using native drought resistance plantings, preserving and protecting existing trees during construction. See the landscape plan detailing (1) the location of all existing plantings and the proposed location of all new planting areas (2) a list of all plants to be added, to include both the common and botanical name of the plants.

Washer/Dryer Hook-ups:

All units will have washer and dryer hook-ups.

Demolition Plan:

To include recycling, managing waste and hazardous materials.

Builder Financial Responsibility:

Builder will provide Owner, along with bid, a letter from the banking institution of builder's choice, stating that the builder has the "financial capacity" to carry the cost of the job between draws (assuming three draws; one at completion of framing with windows and ext. doors in place, one upon completion of drywall, and one upon receipt by owner of a certificate of occupancy).

"Financial capacity" shall be defined as having liquid cash set aside for this project or a commitment letter for a line of credit specific to this project equal to thirty percent (30%) of the total contract amount.

Builder may be asked to provide Owner with three prior customers as references where the total contract amount was approximately equal to this project.

Owner will check public records to verify Builder's past performance.

Builder must provide current GL and WC insurance with HOH as a certificate holder and listed as additional insured

Builder must provide Builder's Risk Insurance for the awarded project.

Builder will provide partial lien waivers with each draw and a final lien waiver with the last draw.

Government Reporting:

No government reporting is required for this project.

Bond/Irrevocable Letter of Credit:

Builder to provide bond/letter of credit.

Unit Sign Off and Turn Over:

Until owner signs off on units, contractor is responsible for units to include utilities, watering of sod, etc.

Contractor will allow 72 hours from owners sign off for all utilities to be transferred into owner's name.

Final draw will be paid once owner signs off on unit.

Contractor Recognition and Agreement:

We have read and initialed all of the construction specifications to include the attached Green Building Product Plan. We agree to fulfill all of the construction specifications.

Contractor_____Date_____

Homes of Hope _____Date_____

Green Building Plan

Energy Star Products:

Energy Star qualified 15 SEER HVAC with Energy Star qualified programmable thermostat.

Manufacturer's data sheet submittal required.

All units must be equipped with an Energy Star rated hot water heater with an energy of .93 for electric. Manufacturer's data sheet submittal required.

Energy Star rated windows. Manufacturer's data sheet submittal required.

Full-size 18.2 cubic Energy Star refrigerators with ice maker

Energy Star rated dishwasher. Manufacturer's data sheet submittal required.

Energy Star rated light fixtures including Energy Star bulbs

Wall switch controlled Energy Star rated overhead lighting is required in all rooms.

All bedrooms and living rooms will have Energy Star rated ceiling fan with a light kit including Energy Star bulbs w/wall switch connection

Builder will have homes inspected by an Energy Star inspector (HERS Rater)

Builder will provide the owner with the "Energy Star Qualified Home" certificate

Energy Efficiency:

Self cleaning range and a Range Queen or comparable extinguishing system over the stove or have element temperature control plates on each stove burner (e.g. Safe T-element, etc).

Insulation will be made up of recycled material

Exterior walls R-13 fiberglass batts

Overhead blown R-38 fiberglass

Water Conservation:

All units must install low flow toilets with 1.6 gallons or less per flush, low flow shower heads at 2.0 GPM or less and low flow bath and kitchen faucets at 2.0 GPM or less

All hot water pipes will be insulated.

All landscaping will include the use of native drought resistant plants and will be of efficient design for minimal water usage. Include preserving and protecting existing trees during construction. See the landscape plan detailings (1) the location of all existing plantings and the proposed location of all new planting areas (2) a list of all plants to be added, to include both the common and botanical name of the plants and (3) A signed certified statement by the applicant that the plan submitted can be relied upon by the Authority.

Recycled Materials:

Carpet and flooring will consist of recycled material.

Sheet rock will be made up of recycled material.

Insulation will be made up of recycled material.

Demolition Plan:

To include recycling, managing waste and hazardous materials

Helpful website www.usgbc.org