RCI BUILDERS

SHADY GROVE PARK INCLUDED FEATURES - EMERALD SERIES

EXTERIOR

FOUNDATION & WALLS
-Brick foundation
-Drain tile around foundation
-Flat or Dutch lap siding: 8" white band at bottom

ROOF & GUTTERS
-30 year dimensional shingles
-Ridge vent
-Side gable overhangs
-Gutters and downspouts

WINDOWS & DOORS
-Tilt-out single hung vinyl windows with screens with grills
-Dead bolts

DRIVEWAY & GARAGES
-Asphalt driveway includes a 40' long drive or to minimum setback
-Front entry garage with upgraded carriage door with windows
-Automatic garage door opener with two remotes

PORCH & SIDEWALK
-Treated wood deck with brick piers +/- 168sf (not included with standard covered porch)
-Powder coated aluminum rails at front porch and steps
-Broom finished sidewalk from front doorway to driveway

LAWN
-Clearing up to 40' front yard, 30' side yards, and 40' rear yard
-Sod and irrigation up to 40' front yard
-Seed and straw side and rear yard
-Lamp post

INTERIOR

CEILINGS & DRYWALL
-9' ceilings on the first floor
-Garage drywall hung and rough taped (not insulated or finished)

PAINT & TRIM
-Choice of one wall color from four paint selections
-Ceilings painted white
-All trim painted white semi gloss
-Trim package: choice of Adams or Craftsman base and casing

DOORS
-Choice of one interior door style from selections
-Brushed nickel interior door knobs and hinges

FLOORING
-Group 1 hard surface flooring in foyer, half bath, kitchen, and dining areas
-Carpet in bedrooms, bedroom hallways, family room
-Ceramic floors in primary bath
-Sheet vinyl flooring in secondary bathroom and utility room
-One set of oak stairs in two level plans: excludes ROG and one level

KITCHEN APPLIANCES
-GE stainless steel dishwasher
-GE stainless steel electric cooktop
-GE stainless steel double wall ovens
-GE stainless steel over-the-range microwave

KITCHEN CABINETS AND ACCESSORIES
-Choice of cabinet finish, and hardware
-Soft close cabinet drawers and doors
-Solid surface countertops
-Stainless steel undermount kitchen sink
-Delta faucet
-Ice maker hook up
-Garbage disposal

BATH
-Choice of cabinet finish, and hardware
-Soft close cabinet drawers and doors
-Framed glass shower in primary bath
-Framed square mirror over vanities in primary bath
-Solid surface vanity top
-Elongated toilets
-Brushed nickel rods and toilet paper holder
-Brushed nickel Delta faucets

SMART HOME PACKAGE
-Doorbell Camera
-Smart lock at Front Door
-Smart thermostat
-Intelligent lighting
-Smart Home Security Panel (monitoring optional)
  - One motion detector
  - Three door detectors
-One app control

FIXTURES & ACCESSORIES
-Gas vented fireplace
-Ventilated shelving
-Attic storage per plan

MECHANICAL ITEMS
-Public water and private septic
-Gas furnace and A/C on the first floor
-Electric heat pump on second floor if applicable
-Central air
-50 gallon gas water heater
-200 AMP electrical services
-Recessed lights: total of seven
-Brushed nickel interior lighting package
-Block and wire three locations (fans do not convey)
-Pre-wire cable and phone outlets: total of five
-One set of flood lights
-Crawlspace dehumidifier

INITIALS: **SELLER** _____ **PURCHASER** _____ **PURCHASER** _____

EQUAL HOUSING OPPORTUNITY