



RCI BUILDERS

HULA FARM 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

- Sections 1, 2, 3 will receive up to 70' asphalt driveway
- Sections 4, 5, 6 will receive up to 200' gravel driveway
- Driveway extensions may be included above standard per lot premiums
- Side entry garage
- 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
- Finish grade, seed, and straw disturbed areas
- 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

- Whirlpool stainless steel dishwasher
- Whirlpool stainless steel electric cooktop
- Whirlpool stainless steel double wall ovens
- Whirlpool stainless steel over-the-range microwave

KITCHEN CABINETS AND ACCESSORIES

- Choice of cabinet finish, and hardware
- Soft close cabinet drawers and doors
- Granite counter tops
- 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
- 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

- Well and septic
- Electric heat pump
- 50 gallon electric water heater
- 200 AMP electrical services
- Recessed lights: total of seven
- Brushed nickel interior lighting package
- Block and wire three locations (fans not included)
- Pre-wire cable and phone outlets: total of five
- One set of flood lights

INITIALS:

SELLER _____

PURCHASER _____

PURCHASER _____

