



# RCI BUILDERS

## POMEROY PARK INCLUDED FEATURES - EMERALD SERIES

### INTERIOR

#### CEILINGS & DRYWALL

- 9' ceilings on the first floor
- Garage drywall hung and rough taped (not insulated)

#### PAINT & TRIM

- Sherwin Williams Paints
- Choice of one wall color from four paint selections
- Ceilings painted white
- All trim painted white: semi gloss
- Trim package: choice of time-honored Craftsman or Adams featuring 4"+ casing and base

#### DOORS

- Choice of one interior door style from five classic options
- Brushed nickel interior door knobs and hinges

#### SMART HOME PACKAGE

- Ring Doorbell Camera
- Schlage Smart lock at Front Door
- Honeywell Smart thermostat
- Smart Home Security Panel (monitoring optional)
  - One motion detector
  - Three door detectors
- One app control

#### FLOORING

- Group 1 hard surface flooring by Mohawk in foyer, half bath, kitchen, and dining areas. Features wet-protect technology, wide-width plank, and durable wear layer
- Mohawk Carpet made with up to 100% recycled material in bedrooms, hallways & family room
- Ceramic floors in primary bath
- Advantech subfloor
- Sheet vinyl in secondary bathrooms and utility room
- One set of oak stairs in two level plans: excludes room over garage and one level plans

#### KITCHEN CABINETS AND ACCESSORIES

- Full overlay Shaker door profile by Yorktowne Cabinets
- Choice of Designer curated painted or stained finished
- Soft close doors & drawers
- Choice of multiple cabinet hardware style, size, and finish options
- Granite counter tops with stainless steel undermount kitchen sink
- Stainless Delta faucet
- Ice maker hook up
- Septic safe InSinkErator garbage disposal

#### KITCHEN APPLIANCES

- Stainless Steel Whirlpool Appliances
- Fingerprint resistant dishwasher
- Ceramic glass top electric cooktop
- Double wall ovens with Smart Technology
- Over-the-range microwave

#### BATH CABINETS AND ACCESSORIES

- Full overlay Shaker door profile by Yorktowne Cabinets
- Choice of designer curated painted or stained finishes
- Soft close cabinet drawers and doors
- Choice of multiple cabinet hardware style, size and finish options
- Cultured marble tops with wave bowl sink style
- Framed glass shower door in primary bath
- Raised height vanity in primary bath
- Framed square mirror over vanities in primary bath
- Elongated toilets
- Brushed nickel rods and toilet paper holder
- Brushed nickel Delta plumbing

#### FIXTURES & ACCESSORIES

- Gas vented fireplace
- Ventilated shelving
- Attic storage per plan

#### MECHANICAL ITEMS

- County water and private septic
- Buried propane tank
- Electric Heat pump (with gas backup- first floor only)
- 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

PURCHASER \_\_\_\_\_

INITIALS:

SELLER \_\_\_\_\_

PURCHASER \_\_\_\_\_



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### EXTERIOR

#### FOUNDATION & ELEVATIONS

- Low Maintenance Vinyl Siding & White Vinyl Trim
- Brick Foundation with Drain Tile
- Decorative foundation louvers on front
- Decorative Vinyl Shutters per Plan

#### ROOF & GUTTERS

- 30 year dimensional shingles
- Gutters and downspouts

#### WINDOWS & DOORS

- Tilt-out single hung vinyl windows with screens with grills
- Fiberglass Front Door(s)
- Choice of Painted or Gel-Stained Finish
- Brushed Nickel Door Hardware by Schlage
- Dead bolts

#### DRIVEWAY & GARAGES

- 45' asphalt driveway
- Side entry garage
- Automatic garage door opener with two remotes

#### PORCH & SIDEWALK

- Black powder coated aluminum rails front porch and steps
- Treated wood deck with brick piers +/- 168 sq ft (not included with standard covered porch)
- Broom finished sidewalk from front doorway to driveway

#### LAWN

- Sod and irrigation front and side yards

### ELEVATED DESIGN

#### ***Every RCI home includes a guided design experience tailored to your vision***

- Explore digital Design Studio Catalogues before your appointment
- Work one-on-one with a Lead Designer to personalize your selections
- Enjoy a private appointment in our curated Design Studio
- Receive a digital Selections Record and "Look Book" before construction

### CONSTRUCTION EXPERIENCE

#### ***Built with quality and communication every step of the way***

- Third-party Quality Inspections for added assurance
- Premium materials and trusted contractors ensure lasting value
- Direct access to your Project Manager throughout the build
- Weekly photo/video updates to keep you informed and excited

### QUALITY GUARANTEED

#### ***Peace of mind backed by dedicated support***

- In-house Service Department for prompt, personalized care
- 1-year whole-home, 2-year mechanical, and 10-year structural warranties
- Three scheduled walkthroughs during your first year of ownership

RCI's design program and curated product offerings include select finishes and fixtures from the brands referenced above. Specific brands, products, and availability are subject to change.

INITIALS:

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