



# RCI BUILDERS

## LANKFORD'S CROSSING 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

- 45' long drive asphalt driveway
- Side entry garage when available
- Automatic garage door opener with two remotes

#### PORCH & SIDEWALK

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

#### LAWN

- Clearing 40' front yard, 30' side yards, and 40' rear yard
- Sod and irrigation 40' front yard and 30' side yards
- Seed and straw 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 Colonial, Adams Casing, or Craftsman trim

#### DOORS

- Six panel or Craftsman elite interior doors
- Brushed nickel interior door knobs and hinges

#### FLOORING

- Hardwood floors in foyer, half bath, kitchen, and dining areas
- Carpet in bedrooms, bedroom hallways, family room
- Ceramic floors in primary bath
- 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 door style, finish, and hardware
- Soft close cabinet drawers and doors
- Granite counter tops
- Stainless steel undermount kitchen sink
- Delta faucets
- Ice maker hook up
- Garbage disposal

#### BATH

- Choice of cabinet door style, 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
- Chrome or brush nickel rods and toilet paper holder
- Delta faucets

#### SMART HOME PACKAGE

- 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

- 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
- Block, wire, and install for three interior ceiling fans
- One set of flood lights
- Pre-wire cable and phone outlets: total of five
- Recessed lights: total of seven

INITIALS: **SELLER** \_\_\_\_\_

**PURCHASER** \_\_\_\_\_

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