



RCI BUILDERS

STAGS LEAP INCLUDED FEATURES - EMERALD SERIES

EXTERIOR

FOUNDATION & WALLS

- Base price includes elevation B
- Hardie Siding
- Brick Foundation with Drain Tile
- Decorative foundation louvers on front

ROOF & GUTTERS

- 30 year dimensional shingles
- Gutters and downspouts

WINDOWS & DOORS

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

DRIVEWAY & GARAGES

- Up to 30' concrete driveway
- Front entry garage with upgraded door
- Automatic garage door opener with two remotes

PORCH & SIDEWALK

- Black powder coated aluminum rails front porch and steps
- Treated wood deck with brick piers or concrete patio (168sf)
- Broom finished sidewalk from front doorway to driveway

LAWN

- Sod and irrigation front, side, and rear yards

INTERIOR

CEILINGS & DRYWALL

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

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 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
- 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

- Water, sewer, and natural gas
- Gas heat pump
- 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 _____

