



RCI BUILDERS

STAGS TRAIL INCLUDED FEATURES - EMERALD SERIES

EXTERIOR

FOUNDATION & WALLS

- Hardie siding
- Slab on grade foundation
- Brick to grade veneer

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

- Broom finished sidewalk from front doorway to driveway
- Concrete patio +/- 168sf

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 Adams or Craftsman casing and trim

DOORS

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

FLOORING

- Group 1 hard surface flooring in foyer, kitchen, and dining areas
- Carpet in bedrooms, bedroom hallways, family room
- Ceramic floors in primary bath
- Sheet vinyl in secondary bathroom and utility room

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
- Granite counter tops
- Stainless steel undermount kitchen sink
- Delta faucet
- Ice maker hook up
- Garbage disposal

BATH

- Choice of cabinet door finish, and hardware
- Adult height vanity in primary bath
- Fiberglass low threshold shower with framed glass door and grab bar
- Framed square mirror over vanities in primary bath
- Brushed nickel rods and toilet paper holder
- Brushed nickel Delta faucets
- Elongated toilets

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

- Water, sewer, and natural gas
- Gas furnace and A/C on first floor
- Electric heat pump on second floor (if applicable)
- 200 AMP electrical services
- 50 gallon hot water heater tank
- 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

INITIALS:

SELLER _____

PURCHASER _____

PURCHASER _____

