



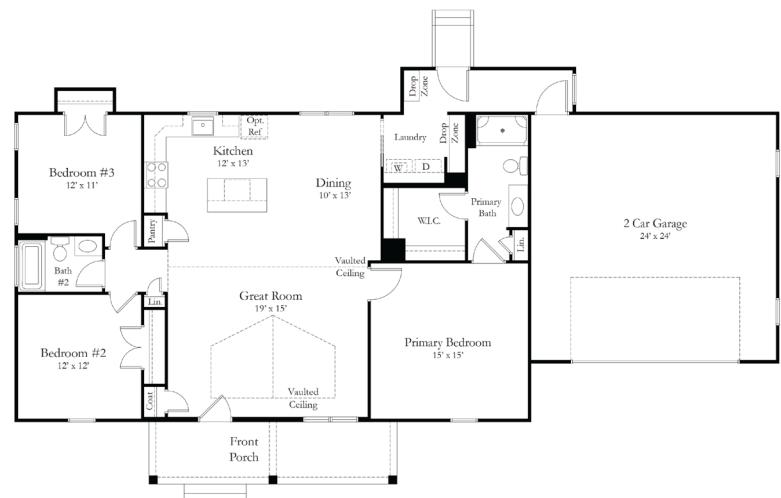
## QUICK FACTS

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- Open concept floor plan
- Primary bedroom with en suite and walk-in closet
- Luxury vinyl plank floors
- Granite countertops
- Broom finished concrete front porch and sidewalk
- Bullnose drywall corners

### BUILDING INFORMATION

Total Living	1589 SF
Front Porch	144 SF



## STANDARD FEATURES

### STRUCTURAL

- Brick and block foundation an average of 40" tall
- 2x4 stud wall framing, 16" on-center
- OSB sheathing with house wrap
- Engineered truss roof system

### EXTERIOR

- 30 year architectural shingles
- Front door is fiberglass four panel with two lites at top
- Rear door is fiberglass ½ lite with two panels below
- Two exterior frost-free hose bibs
- Two exterior GFI outlets
- Vinyl siding and soffit, vinyl board and batten shutters on front windows
- Straight square fiberglass columns
- Seamless aluminum 5" gutters with 3x4 downspouts
- Landscaping package on front of house
- Septic system (allowance is for a 3 bedroom conventional gravity fed system)
- Class IIIC well, drilled (allowance given)
- Gravel driveway up to 200'
- Garage wired to code with two outlets, insulated, has drywall and is spray painted white
- Overhead garage door is insulated with automatic opener, and remote
- Broom finished concrete front porch, sidewalk, and garage apron

### INTERIOR

- Ceiling height 9', cathedral ceiling, as per plan
- Oil rubbed bronze or satin nickel lighting package
- Ceiling fans with light kits in great room and all bedrooms
- Recessed lighting and pendants as per plan
- Hollow core interior doors
- 1x4 door and window trim; 1x6 baseboard trim
- Wood rods and shelves in closets; wood shelf in laundry room
- Neutral color on walls (flat latex), white on ceilings (flat latex) and trim (semi-gloss); two color maximum
- Scuttle attic access in primary closet and in hallway
- Luxury vinyl plank flooring in dining area, great room, kitchen, laundry, baths, and hallway; carpet in all bedrooms and closets

### KITCHEN

- Merillat Basics cabinets with standard construction
- Level 1 granite countertops
- Stainless steel undermount sink with chrome single hole faucet with sprayer
- Stainless steel electric range, over the range vented microwave, and dishwasher
- Appliance connections for refrigerator with ice maker, washer, and electric dryer

### BATHS

- Fiberglass shower unit with straight shower rod in primary bath
- Fiberglass tub/shower unit with curved shower rod in hall bath
- Standard height elongated toilets in all baths
- Merillat Basics, standard construction, vanity cabinets with single bowls in all baths
- Sheet mirrors over vanities
- Level 1 granite counter tops with oval undermount porcelain bowls
- Exhaust fans installed as per code
- Delta fixtures with chrome finish
- Oil rubbed bronze or satin nickel bath accessories

### ENERGY EFFICIENCY

- Insulated, single hung, white vinyl windows with Low-E glass
- HVAC - TRANE 14 SEER electric heat pump with air handler
- Conditioned crawl space
- R-49 insulation in ceilings, R-15 in exterior walls, air sealing package
- 200 AMP electric service
- 48 gallon electric water heater (located in crawl space)

### PEACE OF MIND

- Limited Warranty provided by RRH
- Builder's risk insurance throughout construction
- Electric smoke alarms with battery backup (as per building code)
- Termite treatment, one year warranty
- Professional cleaning prior to home closing

*Note: These included standard quality features are subject to change at any time. Because of personal choice selections, the Purchaser's contract takes precedence over this features sheet.*