



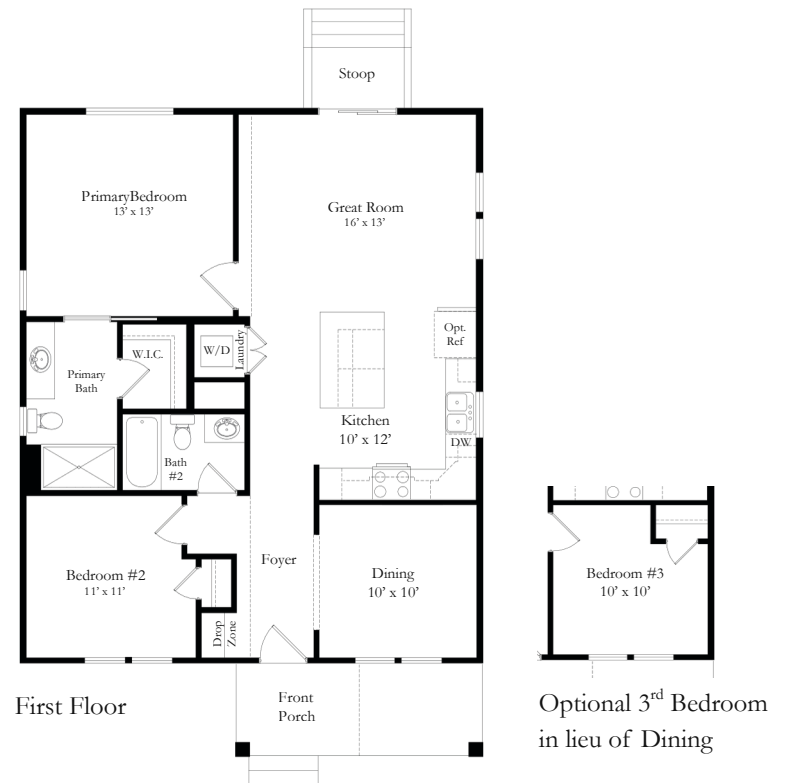
QUICK FACTS



- Open concept floor plan
- Primary bedroom with en suite and walk-in closet
- Granite countertops
- Broom finished concrete front porch and sidewalk
- Bullnose drywall corners
- Full brick foundation with conditioned crawl

BUILDING INFORMATION

Total Living	1080 SF
Front Porch	96 SF



STANDARD FEATURES

STRUCTURAL

- Brick and block foundation an average of 40" tall
- 2x4 stud wall framing
- 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 sliding glass door
- Oil-rubbed bronze, satin nickel, champagne bronze, or black lighting package
- Broom finished concrete front porch and sidewalk
- Two exterior frost-free hose bibs
- Two exterior GFI outlets
- Vinyl siding and soffit, 1x6 PVC trim around front windows
- 10" straight square fiberglass columns
- Seamless aluminum 5" gutters with 3x4 downspouts
- Landscaping package on front of house
- Septic system (allowance is for a 2 bedroom conventional gravity fed system)
- Class IIIC well, drilled (allowance given)
- Gravel driveway up to 200'

INTERIOR

- Ceiling height 9', vaulted ceiling, as per plan
- Oil-rubbed bronze, satin nickel, champagne bronze, or black 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
- Neutral color on walls (flat latex), white on ceilings (flat latex) and trim (semi-gloss); two color maximum
- Scuttle attic access in hallway
- Luxury vinyl plank flooring in dining area, great room, kitchen, laundry, baths, and hallway; carpet in all bedrooms and closets
- Built in drop zone with bench and coat hooks

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 vent

BATHS

- Fiberglass shower with straight rod in primary bath, fiberglass tub/shower with curved rod in hall bath
- Comfort height elongated toilet in primary bath, standard height elongated in hall bath
- Merillat Basics, standard construction, vanity cabinets. Single bowls in primary and hall bath
- 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, satin nickel, or matte black bath accessories

ENERGY EFFICIENCY

- Insulated, single hung, white vinyl windows with Low-E glass
- HVAC - 14 SEER electric heat pump with air handler
- Conditioned crawl space
- R-60 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.