

## COTTAGE STANDARD FEATURES

### *Home Site Features*

- ✓ Free lot evaluation
- ✓ Culvert at road, where required
- ✓ Broom finished concrete porch and lanai,
- ✓ Crushed Stone driveway & concrete entry sidewalk
- ✓ Lot preparation –clearing and fill (\$6,000 lot allowance)
- ✓ Well & septic system (\$11,000 allowance)
- ✓ Basic Landscape package per code
- ✓ Power company determines the garage location

### *Building Features*

- ✓ **Concrete/steel exterior wall system**
- ✓ Steel reinforced poured concrete foundation
- ✓ Soil treatment under slab for termite protection
- ✓ Vapor barrier under concrete slab
- ✓ Engineered roof trusses with Tech Shield radiant barrier sheathing
- ✓ 15 year asphalt shingles
- ✓ Gutters per house plan
- ✓ One exterior hose bibs – Front
- ✓ Low-E insulated windows
- ✓ White aluminum soffit and aluminum fascia
- ✓ 9 ft. ceilings throughout

### *Bathrooms*

- ✓ Mica countertops - choice of colors
- ✓ Shaker White vanities – choice of 3 styles
- ✓ Single-level chrome or brushed nickel faucets
- ✓ Shower stall in all master bath models
- ✓ Designer Series one piece bath and shower surround
- ✓ Tub/shower combo in the hall bathroom
- ✓ Exhaust fans (per code)
- ✓ Vanity mirrors in bathrooms

### *Garage Features*

- ✓ Steel Door – Choice of 5 colors
- ✓ Single light fixture
- ✓ Decorative exterior coach lights
- ✓ Textured drywall
- ✓ Painted walls

### *Electrical*

- ✓ Lighting cans in the kitchen and laundry room
- ✓ Light fixtures in the bathrooms
- ✓ Decorative light fixtures throughout
- ✓ Exterior water-proof electrical outlets (per plan)
- ✓ Smoke detectors in designated areas
- ✓ Pre-wired and braced for ceiling fans (per plan)
- ✓ Two Pre-wired for TV outlets (per plan)

### *Flooring*

- ✓ Waterproof vinyl plank in kitchen and great room- 7 color choices – 25 year warranty
- ✓ All bedrooms include vinyl plank flooring
- ✓ Tile flooring in all bathrooms

### *Energy-Saving Features*

- ✓ High efficiency 16 SEER ductless a/c system
- ✓ R-30 ceiling insulation
- ✓ Energy efficient 40 gallon water heater
- ✓ Low-E insulated windows
- ✓ R-30 exterior “HercuTech” walls
- ✓ Patented energy efficient thermostat
- ✓ Tech shield radiant barrier roof sheathing

### *Interior Finishes*

- ✓ Knock down finish on walls and ceilings
- ✓ Two panel doors with brushed nickel hardware
- ✓ Brushed nickel front door knob with deadbolt
- ✓ 3 ¼” baseboards - 2 ¼” casings
- ✓ Six panel fiber glass insulated front door
- ✓ Sliding glass doors (per plan)
- ✓ Wire shelving standard in all closets

### *Kitchen*

- ✓ Stainless Steel appliance package - 3 pieces
- ✓ Shaker White cabinets
- ✓ Mica countertops – choice of colors
- ✓ Stainless steel 2 compartment sink
- ✓ Single lever chrome or brushed nickel faucet with a pull out spray nozzle