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# *Cottages at Oak Bluff*

## *Included Features*

### **All Permits and fees**

- Water and Sewer connections
- Architectural review fees
- Custom mail box as required by community

### **Lot Preparation**

- Clearing for a lightly treed, high & dry, level lot
- Fill up to 10 loads
- Compaction certified min. 95% ASHTO rating

### **Landscape**

- Generous landscape package professionally designed and installed
- Zoned automatic sprinkler system

### **Foundation**

- Monolithic Slab using 3000 psi concrete
- All bearing footings reinforced with min. double #5 re-bar
- 6 mil polyethylene vapor barrier applied under slab
- Fiber-reinforced concrete mix to help minimize shrinkage cracking
- Concrete walks and drives
- Service wall for HVAC equipment with 6x10 concrete pad
- Perimeter vertical termiticide pre-treatment

### **Structural**

- 2x4 construction 16" on center
- "Quick Tie" cable tie down system to meet or exceed Southern Building Code windload specifications
- ½" OSB sheathing for walls and roof
- Moisture barrier house wrap
- Insulation: R-30 blown in ceilings, R-13 in walls
- Roofing: 30 yr. Owens Corning or GAF architectural shingles
- Continuous ridge vent
- Siding: 50 yr. warranty James Hardie cementitious products
- Ventilated vinyl soffit combined with ridge and/or hip vents for convection venting of moisture and heat from attic
- Aluminum wrapped fascia (contributes to low maintenance)
- Outdoor living area ceilings: low maintenance vinyl tongue and groove board
- Porches and patios – brushed concrete floor

### **Doors and Windows**

- Upgraded glass front entry door
- Insulated sliding glass or French doors per plan
- Interior doors – Masonite Cheyenne Bead Board hollow core
- Windows: Vinyl series Low "E" as required by building code
- Garage door: steel panel
- Pull down attic stairs with attic light
- Automatic garage door opener with 2 remotes

### **Interior Finishes**

- Textured white ceilings with knock-down finish
- Smooth interior walls with high quality flat paint (up to 2 colors)
- Lever handle door hardware
- Double locks on exterior hinged doors

### **Interior Finishes continued**

- Door stops provided at each door
- 5 ¼" baseboards
- Closet Maid shelving in all closets

### **Floor Coverings**

- Ceramic tile in Foyer, Breakfast Nook, Kitchen, Bathrooms and Utility Room
- Isolation underlayment or rubberized setting compound under all tile floors to resist cracking
- Stain release carpeting with 6 lb. rebond padding in Bedrooms and closets from Builder selections

### **Bathrooms**

- Master bath – Jacuzzi non-jetted tub with tile surround
- Master showers per plan with tile surround
- Cast iron tubs in secondary bathrooms per plans with tile surrounds or showers per plan
- Moisture proof cement board in showers
- Elongated toilets - American Standard or Briggs
- Moen "Monticello" satine faucets
- Cultured marble counter top and sinks
- Raised height vanity cabinets
- Mirrors per plan

### **Kitchen**

- 3 cm Granite countertops from Builder selection
- Stainless steel undermount sink with Moen faucet
- Maple Cabinets with choice of stain colors
- Recessed valve for icemaker

### **Electrical**

- Generous Lighting Package
- 1 Floor plug in main living area
- Minimum 200 amp electrical service with copper wire throughout
- Ceiling fan pre-wire and bracing in bedrooms, living areas and porch
- Recessed lighting in Kitchen and shower areas
- Smoke detector hardwired battery charger
- Wiring package: cable, satellite, and phone for Great Room, Bedrooms and Kitchen
- Door chime and dryer receptacle
- Exterior flood lights on corners of the house
- Exterior waterproof 110 volt outlets in 2 locations
- 2 GFCI outlets in Garage
- Wrapped fluorescent fixtures in Garage

### **Plumbing & HVAC**

- Quick recovery hot water heater
- 3 exterior hose bibs
- Trane Air to Air Heat Pump minimum 13-Seer
- Walk in closets feature A/C vents
- Exhaust fan in Bath Rooms & toilet compartments
- Water softener loop for future water softener

### **Warranty**

- 1 year on Workmanship
- 2 year on Systems
- Additional coverage available if desired