

# Cokers Commons

## ROLINA HOMES SPECIFICATIONS AND INCLUDED FEATURES

### ROLINA HOMES QUALITY BUILDER "BUILT RIGHT" PROMISE

- 100% customer satisfaction 100% of the time on final inspection prior to closing.
- A commitment to prompt and courteous responses to all customers questions and concerns.
- Insure complete customer involvement through every step of the "Rolina Buying Experience".
- Assure that each home is readied for closing 5 days before the actual closing date.
- Advise and assist you with protecting your investment after the sale with a program of important and timely home maintenance reminders.
- 1/2/10 Year PWSC Warranty provided on all homes.

### FOUNDATION

- Slab: Monolithic Concrete Slab with 2500 psi.
- Termite Treatment: VA/FHA certified termite treatment with renewable bond protection program.

### FRAME

- Wall Systems: Exterior and bearing wall stud spacing @ 16" OC with double top plate, pressure treated sill plate adjacent to slab area and 1/2" OSB sheathing.
- Floor Systems: 3/4" tongue and groove OSB sheathing over "I" Joists.
- Roof Systems: 1/2" OSB sheathing over open web roof trusses.

### EXTERIOR FINISHES

- Roof: Tamko Fiberglass 3 Tab shingles over 15# Felt.
- Siding: Horizontal panel vinyl siding with a limited 50 year warranty.
- Windows: PLYGEM Low E vinyl single hung clear windows with tilt sash, screens and double insulated glass. 20 year warranty on glass, 10 year parts and 1year labor.
- Exterior Doors: Front door – Single 1/2 Glass Door with Nickel finish with deadbolt. Rear door – Single 1/2 glass door or sliding glass door (per plan).

### HVAC

- Heating\Cooling: High Efficiency Carrier 14 SEER Electric Heat pump. Automatic dual zone damper system - per plan. Electric high efficiency air conditioner digital thermostat. 5 year warranty on compressor & coil, parts & labor, miscellaneous & workmanship, and limited 5 year on air handler.
- Exhaust Fans: Externally vented in all bathrooms.
- Dryer Vent: Externally vented dryer connection.

### PLUMBING

- Water Heater: 50 gallon Electric Hot Water Heater.
- Ice Maker: Built-in ice-maker connection @ refrigerator space.
- Hose Bibs: Two exterior hose bibs (front and rear).
- Washer/Dryer Connection: Built-in washer/dryer box connection.
- Master Bath: One piece fiberglass tub and shower combo.
- Hall Tub: One piece fiberglass tub and shower combo.
- Faucets: Gerber Chrome Single lever baths Faucets, Danze Chrome Kitchen Single Lever Pull Out with matching soap dispenser.
- Sinks: 10" deep Stainless steel double bowl kitchen sink.
- Bath China: Gerber round commodes and pedestal sink at powder room (per plan).

### ELECTRICAL

- Exterior Outlets: GFCI protected waterproof outlets at front and rear patio.
- Cable TV: RG-6 - Cable TV pre-wire provided @ great/living room and bedrooms (per plan).
- Telephone: CAT 5 - Telephone pre-wire provided @ kitchen, master bedroom (per plan).
- Ceiling Fan Pre Wire– Included in Family Room and master bedroom.
- Washer / Dryer: 110 V washer outlet and 220 V dryer outlet.
- Door Bell: Door Chime centrally located with button @ front entrance.
- Smoke Detectors: Smoke detectors provided @ each floor and bedrooms.
- Light Fixtures: Sea Gull Nickel & White package (per plan).

### INSULATION

- Sidewall: R 13 Batt (Minimum).
- Overhangs: R 19 Batt.
- Garage Ceiling: R 19 Batt (Only with conditioned space above).
- Ceiling: R 30 blown @ flat ceiling, R 30 Batt @ vaulted ceiling.

### INTERIOR FINISHES

- Drywall: 1/2" Drywall throughout house; garage and storage room adjacent to living area; Smooth ceilings in heated areas.
- Cathedral/Vaulted Ceiling/Plant Shelves: included (per plan).
- 1st Floor 9' Ceiling; Included (per plan).
- Doors: Painted raised colonial 2 panel swing doors with Nickel & White Hardware.
- Molding: Painted colonial flat base boards and door casing.
- Attic Access: 22"x30" (per plan).
- Paint: Sherwin Williams Flat shell off-white latex wall paint, semi gloss white latex paint @ trim.
- Cabinetry: Legacy Maple Front 42" Upper cabinetry in kitchen and master/hall baths (per plan).
- Mirrors: Included in all baths.
- Kitchen Tops: Granite Counter Tops.
- Bath Vanities: Granite Counter Tops in Master and Hall Baths, Pedestal in Powder room.
- Shelving: Closet maid Vinyl coated Ventilated closet shelving.
- Appliances: Black Samsung Tall Tub Dishwasher, Smooth Top Radiant Range, Space saver Microwave and 1/3 hp Disposal.
- Flooring: Oak 3.5" Prefinished Hardwood flooring in Kitchen, Den, Powder Room and Foyer area, Vinyl flooring in All Bathroom (not powder room) and Laundry Area; Shaw Carpet over FHA / VA approved pad in all areas.

### EXTERIOR

- Patio: Concrete patio (per plan).
- Storage Area: Included Per Plan standard.
- Walk: Three feet wide concrete walk from drive to front door.
- Drive: Two-car near front of home.
- Exterior Porches: Per Plan.
- Landscaping: Front, side yards (per plan) to be fully sodded. Rear yards sodded 10' behind home, Front porch area to have shrubs.
- Mailbox: mailbox (per USPS regulations).



Rolina Homes reserves the right to substitute manufacturer, models, makes & styles at its sole discretion with similar manufacturer models, makes & styles without further notice. Updated for starts after 3.1.2017

X \_\_\_\_\_  
Buyer

X \_\_\_\_\_  
Buyer

X \_\_\_\_\_  
Rolina Sales Representative

X \_\_\_\_\_  
Authorized Owner Representative

