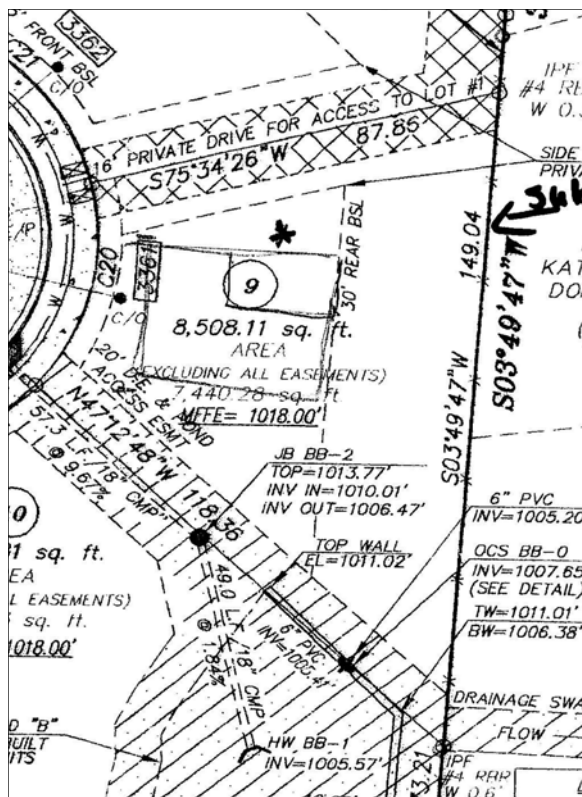
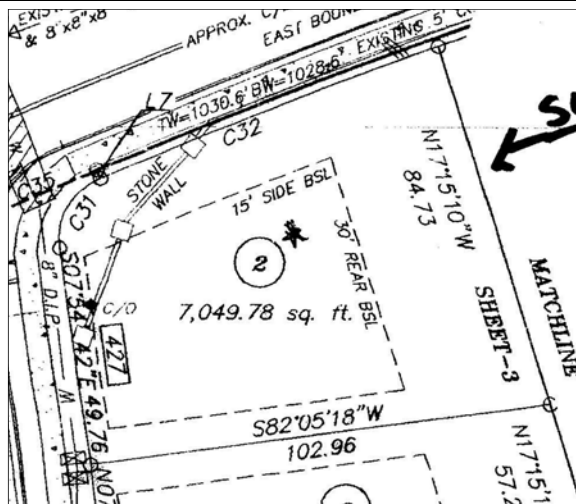


RAMMEL OAKS

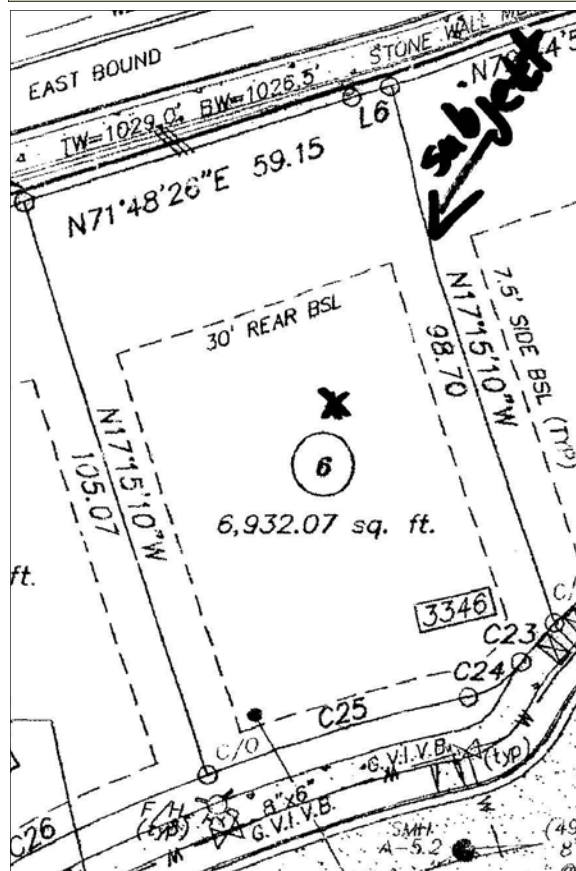
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EXTERIOR FEATURES

- ✔ Plan to have brick front elevation w/ hardie siding on remaining 3 sides
- ✔ Owner Brick Choices (\$295.00/thousand) (*Antique Ivory or White Mortar available as an Option-to be priced by builder*) Buff or Gray Mortar - Standard Selection
- ✔ Raised panel metal garage doors with automatic openers
- ✔ 25 Year Chalet Roof Shingle
- ✔ Pressure treated deck (12' x 18')
- ✔ Daylight basement

INTERIOR FEATURE

- ✔ Professional Interior Design service provided for your design selections
- ✔ 9' ceilings first floor/8' second floor
- ✔ Owner's Suite tray ceiling
- ✔ 5" crown, 3205 casing and 3" speed base throughout the 1st floor, 2nd floor hall, Master's suite and Master bath, 3205 casing and 5" speed base elsewhere
- ✔ Fold down stairs to attic
- ✔ Brushed Nickel Door Levers
- ✔ Fireplace (*prefab*) in family room with gas stoves, custom mantle and choice of brick, marble or stacked stone to mantle height
- ✔ Interior Paint *Duon* - One overall color (*dark color selections priced by builder*)
 Wall color change in one room (*dark color \$400.00 additional*)
 (*Paint Color Change per room: \$300.00 light base-\$500.00 medium base-\$700.00 dark color*)
 One Trim Color Selection (*light base*) throughout home (*trim color changes priced by builder*)
 Ceiling Color - Wall color or Trim Color
- ✔ Basement design & layout customized for your future needs (*per plan*)

CUSTOM GOURMET KITCHEN FEATURES

- ✔ Stained cabinets in kitchen, custom designed with brushed chrome cabinet pulls
- ✔ Granite Countertops - Level I (*with standard edge*)
- ✔ 2 cabinets with glass doors (*per plan*)
- ✔ Tile backsplash (*Owner Material Choices \$3.15 sq. ft.*)
- ✔ Stainless steel two bowl under mount Delta 473 SS stainless steel pull-out faucet
- ✔ Garbage disposal/leakmaker hook-up
- ✔ Water cut-off all lines
- ✔ Top Grade Kitchenaid Stainless Appliances with allowance of \$5,800.00 (*Black also available*)
 (30" Double Oven, 30" Gas Cook top, Microwave w/ trim kit, Dishwasher, and Vent hood liner)

***Per plan items are defined as items that may or may not be included in each floor plan.*

FLOORING FEATURES

- ✔ Hardwood flooring in foyer, dining room, living room, family room, kitchen, breakfast area (2-1/4" red oak) (*Owner to choose color of stain and finish*) (Spec: Walnut, Dark Walnut, Ebony, Red Mahogany, Red Oak, Jacobean, Selandia Red, English Walnut stains, etc. available as an option to be priced by builder—not standard)
- ✔ Tile floor in Guest bath (*Owner Material Choices \$1.95 sq. ft.*)
- ✔ Large 12" x 12" ceramic tile flooring in the Owner's bath (*Owner Material Choices \$2.75 sq. ft.*)
- ✔ Carpet allowance of \$20.00 per sq. yd. including installation/pad (*\$2.22 per sq. ft.*)
- ✔ Tile in laundry room (*Owner Material Choices \$1.95 sq. ft.*)

BATHROOM FEATURES

- ✔ Cultured marble vanities in all baths
- ✔ Separate his & her vanities in the Owner's bath (*possibles can be raised in height*)
- ✔ Whirlpool tub in Owner's bath with air switch
- ✔ Elongated commodes in all baths
- ✔ Exhaust fans in all commode areas
- ✔ Delta Leland Series fixtures in Owner's bath (8" spread)
- ✔ Delta Leland Series fixtures in secondary baths (4" spread)
- ✔ Brushed nickel shower enclosure & built-in corner shower seat in Owner's bath
- ✔ Ceramic tile shower surround in Owner's bath (*Owner Material Choices \$2.75 per sq. ft.*)
- ✔ Ceramic tile surround on auxiliary bath walls (*Owner Material Choices \$1.95 per sq. ft.*)

PLUMBING FEATURES

- ✔ All CPVC supply lines
- ✔ All water supply lines under fixtures have cut-offs
- ✔ Emergency main water cut-off
- ✔ Two outdoor spigots
- ✔ 50 gallon hot water heater (*Available Option: Two - 50 gallon hot water heaters*)
- ✔ Basements Studded for full bath (*pumps not included, if needed*)

ELECTRICAL FEATURE

- ✔ Structured Wiring (CAT5) for telephone and high speed internet access in all bedrooms & kitchen (*Additional jacks \$65.00*)
- ✔ Clothes dryer set for electric (*Gas Hook up available option: \$150.00*)
- ✔ 14 recessed can lights (6 in kitchen, 2 in family room set on fireplace, 6 in hallway) - builder provided, not come out of lighting allowance (*additional cans before showrock \$110.00*)
- ✔ Cable TV receptacles in all bedrooms and family room (*additional receptacles \$105.00 each jack*)
- ✔ Ceiling fan wiring for dual light/fan switch operation in all bedrooms and family room
- ✔ Installation of 5 ceiling fans (*additional installation - \$75.00 each*) (*fans out of lighting allowance*)

*All plans to be designed, reviewed & approved by the owner
 All specifications & features are subject to change per spec house plan, and at builder's discretion.*

ELECTRICAL FEATURES
 (Cont'd)

- ✔ Pre-Wire for Security System
- ✔ Pre-wire for exterior flood lights on front & rear (*fixtures out of lighting allowance*)
- ✔ Exterior plug on front stoop rear
- ✔ Dual control gas heating and electrical cooling units with two separate programmable thermostats for zone d heating and cooling
- ✔ Lighting allowance \$2,500.00 at Progressive Lighting

ENERGY FEATURES

- ✔ Insulated windows (fold out type) (*grids on front*)
- ✔ Screens for all operable windows on side and rear
- ✔ House Wrap
- ✔ Insulation factors: Walls R-13, Ceilings R-30, Basement walls R-13, Garage Ceilings R-30

LANDSCAPING FEATURES

- ✔ Sod entire yard (*except natural areas*)
- ✔ Professionally designed landscaping plan

COMMUNITY FEATURES

- ✔ Convenience to Shopping & Minutes to Georgia I-285 / I-85/GA 400
- ✔ Dramatic Floor Plan Designs with customization
- ✔ Convenient to Manst High School

WARRANTY FEATURES

- ✔ 7-day, 24-hour emergency Warranty Service
- ✔ 2-10 Home Warranty

CUSTOMER CARE COMMITMENT

- ✔ Homeowner Manual Review
- ✔ Homeowner Referral Program
- ✔ Pre Construction Orientation with Builder
- ✔ Frame Stage Walk thru with builder
- ✔ Pre Settlement Walk thru with builder
- ✔ Final Walk thru with builder

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