

Redwine Cottages, Inc.

Community Features:

Exterior

- Solid wood front entry door
- Stone front porch floor
- Fiber cement siding and accents
- Architectural shingles
- Covered back porch with stone surround fireplace and vaulted beadboard ceiling
- Sodded front, back, and sides with irrigation in all sodded areas
- Auto garage door with 2 remotes
- Two electric car chargers in garage
- Double pane windows with grids between glass

Interior

- 7" plank, prefinished engineered hardwoods or luxury vinyl plank in common areas
- Tile or LVP bath and laundry floors
- Vaulted living room with wood beams
- Main floor flat ceilings 9', upper 8'
- 5 1/4" cove crown, 5 1/4" speed base, 445 casings
- Wood shelving in pantry and primary bedroom
- 42" cabinets with soft close features
- Quartz countertops
- Tile kitchen backsplash
- Wood hood with exterior ventilation
- Fireplace with cedar mantle and stone surround
- SS appliances with gas range, microwave, dishwasher, and vent hood
- Vaulted primary bedroom ceiling
- Tile shower and frameless glass enclosure in primary bath
- Steel tub with tile surround in secondary baths
- Wireless security system
- Gas furnace, 14 SEER air conditioner
- Spray foam insulation in roof line
- Black metal stair pickets and wood handrails and posts

Design Elements

- Stepless ranch with optional upstairs spaces or decked storage
- Open concept kitchen, eating, and living room
- Abundant windows for natural light in all rooms
- Built ins next to living room fireplace
- Pocket and barn doors
- Lever interior door handles
- Curbless shower entry
- Oversized primary closet and laundry rooms
- Walk in pantry with 12" and 24" shelf depths
- Gameday back porch with wood burning fireplace

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Standard Specifications

A. STRUCTURAL & MAJOR SYSTEMS

1. Foundation

Slab: 3000 psi with fiber mix or wire mesh
Footings: Poured concrete - 3000 psi

2. Exterior

Front Material: Fiber cement, shakers in gable, and lap siding.
Side Material: Fiber cement lap siding
Rear Material: Fiber cement lap siding
TN Fieldstone: Front porch floor, tan or grey.
Front Columns: 8x8 with wood curved bracket.
Rear Columns: 8x8 composite.
Gable Bracket: Wood crow's foot.
Front Door: Stain-grade ¾ lite slab and transom. Paint grade frame.
Other Exterior Doors: Per plan – Steel, double bore with clear glass.
Exterior shutters: 1X4 Miratec – Board & batt – No Hinges or hooks
Eave and Soffit: Vinyl soffit; aluminum fascia
Windows: Vinyl windows – White or tan (brown or black available as upgrade)
Window Grills: Grills between glass (GBG) pattern on front windows – 4/1 pattern
Paint: One Satin Trim Color – Sherwin Williams Super Paint Satin
One Satin Siding Color – Sherwin Williams Super Paint Gloss
Trash Corral: Two-sided white vinyl 4' high fence
Exterior Hose Bibs: Two hose bibs

3. Framing and Roofing

Floor: EWP floor system – I joist
Ceiling: 2 x 8
Walls: 2 x 4
Rafters: 2 x 6 or 2 x 8
Corner Bracing: 4 x 8 OSB
Sheathing: 7/16" OSB
Roof Deck: 7/16" OSB
Shingles: Architectural-Fiberglass/Asphalt – Selected from current supplier
Metal: Standing seam accent (per plan) and pedestrian door at garage.

4. Insulation

Walls: R-13 Batts
Attic: Spray Foam

5. Gutter and Downspouts

5" Aluminum (baked on color); 4" downspouts

6. Heating and Cooling (System sized by HVAC Contractor) 1 System

Heating System: Gas Furnace – RHEEM 90% on main floor – Freon line to second floor for future finish.
Cooling System: Electric A/C – 14-SEER
Water Heater: Gas, tankless water heater
Gas Stub Outs: Four gas openings

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7. Electrical

Wiring: To code. Two floodlights, four weatherproof outlets. Two keyless lights and one outlet upstairs. One conduit stub into the attic for future. Two 50AMP car chargers.

Telephone/TV Cable: 4 total drops

Light Fixtures: See allowance.

Security: Wireless. Main floor only. Security keypad by door to garage.

Electrical Service: 200 AMP service

Can Fixtures: 10 6" recessed cans.

FLOOR OUTLETS IN FAMILY ROOM AVAILABLE AS UPGRADE AT CONTRACT

One electrical walk through meeting pre-rough with builder

8. Plumbing

Rough plumbing: To code

Plumbing fixtures: Moen Brantford in chrome or brushed nickel

9. Fireplaces

Fireplace: 42" Novus ventless gas fireplace in family room (no hearth or flush hearth) and 42" wood burner on rear patio (raised hearth). Both include cedar shelf mantels, stone surrounds from hearth to mantel and data and electric hookups for TV in family room. All material is from Builder's standard selections.

10. Garage-Front Entry

Two car with one garage door

Garage doors: 1-18'X8' Acorn Hill Series with glass and no insulation

Garage door openers: Electric with two remotes

11. Patios and Landings

Rear Patio: Concrete with broom finish (TN Field Stone available as upgrade)

Front Porch Floor: TN Field Stone

Front/Rear Porch

Ceilings: 4X8 painted bead board

12. Landscape & Irrigation

Landscape package: Bermuda sod installed in the front, rear, and side yards, 15 foundation plants from Builder's selection.

Irrigation: Irrigation timer and four zones of irrigation installed at sodded areas.

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B. INTERIOR FINISHES

1. **Ceiling Height** 9' main floor, 8' upper floor, vaults: family & primary bedroom
2. **Paint**
 - Wall finish: Sherwin Williams 200 flat latex paint – 2 colors
 - Ceiling finish: Sherwin Williams 400 flat latex paint – 1 color
 - Trim finish: Sherwin Williams Semi-gloss Super Paint – 1 color
3. **Crown Molding**
 - Plain Cove 5 ¼" on all ceiling heights

 - Locations: Entry hallway, flex room, and eating room.
 - Note: No crown at vaulted or sloped ceilings**
4. **Baseboard**
 - Main floor: 5 ¼" speed (1x6 Farmhouse trim upgrade available)
5. **Stairs**
 - Stairway: Factory built steps. Paint-grade skirt and rise, and red oak stained treads. If steps are open on both sides at the first step, Post 4091, 6 ¼"x55" will be used. If additional posts are required, they will be LJ-4075 3 ½"x56" or 3091 adjustable base 4 ¼" x 56-62".
 - Picket options: Straight black metal
 - Wall rosettes: LJ-7027 oval 4"x5 ½", LJ-7032 square 4 ½"x4 ½"
 - Note: No ½ post at walls.
6. **Casing** 445 (1x4 Farmhouse trim upgrade available)
7. **Flooring**
 - LVP or 7" Wire Brushed
 - Prefinished Eng Wood: Foyer, eating room, living room, hallway, kitchen, laundry selected from Builder standards

 - Tile: Laundry room floor, bathroom floors, master shower, main floor tub surround and kitchen backsplash selected from Builder standards

 - Carpet: All bedrooms (flex) and closets selected from Builder standards, 8lb pad
8. **Interior Doors:** Height per plan. Two styles to choose from: Avalon or 3-panel Craftsman.
9. **Door Hardware** Fairfield lever doorknobs in black
10. **Kitchen**
 - Cabinets: Soft close, five-piece door, full layover selected from Builder standards
 - Countertop: Quartz or Granite selected from Builder standards
 - Backsplash: Tile to upper cabinets, selected from Builder standards
 - Sink: Stainless steel undermount sink, single bowl or 50/50
 - Faucet: Moen Brantford High Arch in chrome or brushed nickel
 - Appliances: Whirlpool Stainless steel gas range, dishwasher, wood hood with exterior ventilation, and microwave.
 - Pantry: Wood shelving – see design.

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11. Flex Room

Flooring: Carpet
Entry Door: Barn door

12. Bedroom #2

Flooring: Carpet

13. Secondary Baths

Toilet: Elongated
Tub: 5' steel tub with tile surround on the main floor selected from Builder standards
Enclosure: None
Vanity: selected from Builder standards
Countertop: selected from Builder standards
Sink: White, rectangular undermount
Plumbing Fixtures: Moen Brantford, one 4" spread faucet, one shower head and one tub faucet in chrome or brushed nickel.
Bath Hardware: One paper holder, one towel ring and one towel bar in chrome or brushed nickel.
Mirrors: Plate glass with no frames

14. Master Bath

Toilet: Elongated comfort height
Tub: Model #MBRFSX66636 rectangular freestanding
Shower: Tile with one 12"X12" niche selected from Builder standards.
Enclosure: Clear frameless glass per plan.
Vanity: Selected from Builder standards
Countertop: Selected from Builder standards
Sinks: White, rectangular, undermount
Plumbing Fixtures: Moen Brantford, two 8" spread faucets, one shower head and one hand-held spray head in chrome or brushed nickel.
Bath hardware: Moen Brantford –Two towel rings, one paper holder, one towel bar in chrome or brushed nickel.
Mirrors: Plate glass with no frames.
Entry Door: Pocket door.

15. Master Bedroom

Ceiling: Vaulted.
Crown molding: None

16. Master Closet

Shelving: Wood shelving design to be three walls of double-hung and two sections of five shelves for shoes.

17. Living Room

Ceiling: Two site-built beams to follow vault

18. Utility Room/Laundry

Sink: Wall Mount
Shelving: Wire shelf above washer/dryer

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Tile Labor Additional Charges:

- Oversize tile from 14" to 24" on any side: \$1/sf
- Oversize tile over 24" on any side: \$2/sf
- Stone tile of any size: \$2.00/sf
- Herringbone pattern in hall or guest bath: \$100
- Herringbone pattern in laundry or master bath: \$250
- Master shower design: \$150
- Secondary bath shower design: \$100
- Niche – 12" X 12" \$200
- Niche – 12" X 12" and 12" X 6" - \$250
- Niche – 12" X 12" and 12" X 12" - \$300
- Shower bench (large): \$350