



CLINE HOMES AT DANIEL ISLAND

CUSTOM HOMES INCLUDED STANDARD FEATURES & SPECIFICATIONS

EXTERIOR

- Raised Crawlspace Foundation
- Windows: DP 50-rated, GBG, double hung, Low E, insulated glass windows
- Hardiplank siding, soffit and fascia board
- Roofing:
 - 5V Crimp Metal Roofing per Plan Drawing
 - 30-Yr Architectural Shingles w/drip edge
 - Energy Star reflective roof sheathing
- Brick front stairs
- 8' Mahogany Front Door w/Glass
- Stained beadboard Porch ceilings w/bronze exterior fans
- 10' 1st Floor ceilings; 9' 2nd Floor ceilings
- 2x6 1st Floor Walls; 2x4 2nd Floor walls
- Garage Doors – Separated 9' carriage style garage doors w/ decorative hardware, automatic opener & remotes

INTERIOR FINISHES

- Cabinet Specification:
 - KIT
 - Doors/Drawers: Raised Panel, Full Overlay, Maple Cabinets
 - Kitchen includes crown molding, light rail, and undercounter lighting
 - Finish: Painted white w/glaze or equivalent
 - Drawers: Dovetail, undermount full extension drawers, soft close
 - MBA
 - Doors/Drawers: Raised Panel, Full Overlay, Maple Cabinets
 - Finish: Painted white w/glaze or equivalent
 - Drawers: Dovetail, undermount full extension drawers, soft close
 - Secondary Baths
 - Maple raised panel, full overlay cabinets with choice of stain or painted white
- Hardwoods

different. by design.



- 5" site finished heart pine floors with choice of stain finish
 - Open tread pine stairs
 - Entire first floor including MBR (excluding MBA, Closets & Laundry), 2nd floor hall/landing areas
- Ceramic Tile
 - Floors: MBA, Laundry, Secondary Baths
 - MBA includes fully tiled shower and tiled tub deck, skirt and backsplash
 - DalTile Brixton, Fidenza, Salerno or Stratford Place or equivalent
- Countertops:
 - Granite in Kitchen
 - Granite or Travertine in MBA
 - Corian Linen or equivalent in Secondary Baths
 - Tiled Kitchen Backsplash
- Appliances (layout per plan):
 - KitchenAid Stainless Steel Wall Oven-Microwave Combination Unit
 - KitchenAid Stainless Steel 5-Burner 36" gas cooktop
 - KitchenAid Stainless Steel Energy Star dishwasher
 - KitchenAid Stainless Decorative Hood Vent
- Carpet
 - Bedrooms (unless MBR on first floor)
 - 8-lb rebond pad
- Fireplace:
 - 42" Gas Direct Vent Fireplace
 - Phillips Hall mantle or equivalent
 - Granite surround/hearth
- Electric & Low Voltage
 - Recessed Cans throughout home including 4 Cans in Great Room and 4 Cans in MBR
 - Surround Sound in Great Room w/multimedia home run plate
 - 2 Speakers on Screen Porch w/volume control
 - Cat-5 and RG6 jacks to all BRs, Media, Great Room
 - Central Distribution Panel for phone, data and cable distribution with Wireless Access Point
 - Security System prewire included
- Plumbing Fixtures and Finishes:
 - Rinnai Tankless Hot Water Heater
 - Kohler Archer or Sunward 6' drop in tub w/ tiled skirt, decking & backsplash in MBA
 - Secondary tub-shower or showers tiled surrounds
 - Moen Kingsley Brushed Nickel or Oil Rubbed Bronze fixtures in MBA and Powder
 - Moen Kingsley Chrome, Brushed Nickel or Oil Rubbed Bronze fixtures in Secondary Baths

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- Aberdeen Stainless Steel Pull Down Faucet at Kitchen Sink, soap dispenser and flush mount garbage disposal button
- Kitchen Sink: Choice of Kohler Brookfield Cast Iron sink (preferred for light colored sinks) OR Blanco Silgranit (preferred for black / darker colored sinks)
- Archer square undercounter sink bowls in MBA
- Comfort height toilets in MBA and Powder Room
- MBA Shower Door - 3/8" Frameless Shower Door with Pull Handle
- HVAC System:
 - 14 SEER Trane HVAC System
 - Heat Pump with dual fuel Gas Furnace on first floor
 - Includes separated unit systems for first and second floor, no ductwork in crawlspace
- Interior Doors:
 - 8' solid core doors 1st floor – choice of panel profile
 - 6'8" solid core doors 2nd floor – choice of panel profile
 - Kwikset Hancock knobs or Tustin levers in choice of bronze or nickel finishes
- Interior Trim:
 - Coffered Ceilings in Great Room
 - 2-pc crown entire first floor (excl closets, laundry)
 - Tray Ceiling with Crown in MBR (2-pc for first floor, 1-pc for 2nd floor)
 - Dining Room includes decorative columns, chair rail and picture frame molding detail (per plan)
 - Crown 2nd floor hall/landing/stairwell
 - Crown 2nd floor bedrooms and baths
 - 7-1/4" base throughout home
- Shelving:
 - Wall cabinets in Laundry over W/D connections
 - Cope wood ventilated shelving in MBR closets and 1st floor closet and pantry
 - Wire shelving in all other closets

DETACHED GARAGE

- 400-500 SF Unfinished Room Over Garage; Optional expandable SF to include full bath
- Utilities stubbed to garage include electric/water/sewer/LV/gas