



INCLUDED FEATURES & SPECIFICATIONS

CLINE HOMES AT DANIEL ISLAND PARK

EXTERIOR FINISHES

- Crawlspace with Poly Vapor Barrier
- Ceilings: 10' 1st Floor | 9' 2nd Floor
- Windows: DP 50-rated Jeld-Wen Double Hung Windows (White)
- Siding, Soffit, Fascia Board, Rear Porch Ceilings: Hardiplank® Fiber-Cement
- Front Porch Ceilings: 1x4 Beaded or V-Groove Pine (Painted or Stained) or Hardipanel®
- Front and Rear Porch Exterior Decking: Eased Edge 5/4 x 6" Pressure Treated Pine, Painted or Stained
- Roof: All 5V Metal Roof with Ice and Water Shield Underlayment
- Roof Sheathing: Radiant Barrier
- Front Door: Mahogany per Plan, Stained
- Patio Doors: 8' Fiberglass Full-lite Patio Doors Painted to Match Trim
- Garage Doors: Select Carriage-Style Doors w/ Decorative Hardware, Automatic Opener & Remotes
- Shutters: Composite Exterior Shutters (per Plan)
- Gas Lantern(s) at Front Porch (2 Wall Mount or 1 Hanging)
- Landscaping: Professionally Landscaped Yard Sodded with Bermuda including Fully Automated Irrigation System with Drip Line to Plant Materials (per ARB Approval); Three Exterior Hose Bibs
- Gutters Not Included
- Tabby Oyster Shell Concrete Finish on Walkways and Driveway

INTERIOR FINISHES

APPLIANCES

- KitchenAid® Architect Series II Stainless Steel 36" 6 Burner Apron Front Commercial Style Gas Cooktop: KGCU467VSS
- KitchenAid® Architect Series II Stainless Steel 30" Oven/Convection Micro Combo: KOCE500ESS
- KitchenAid® Architect Series II Stainless Steel 24" Dishwasher: KDTE234GPS
- Jenn-Air® Built-in 42" SS Refrigerator with Pro Style Handles: JS42PPDUDE
- Broan® BRMIP33 Pro Style Custom Hood with Baffle Trim Kit and 500 CFM Blower

CABINET SPECIFICATIONS

- **Kitchen and Master Bath**
 - Doors / Drawers: Raised Panel or Recessed Panel Hardwood Construction
 - Soft Close Doors and Drawers

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- Finish: Choice of Stain, Stain with Glaze, or Paint
- Kitchen Includes Crown Molding, Light Rail, and Undercounter Lighting
- Cabinet Hood Module over Cooktop
- **Secondary Baths and Laundry**
 - Raised Panel or Recessed Panel Hardwood Construction with Choice of Paint or Stain; Soft Close Doors & Drawers; Gentleman's Height Option

COUNTERTOPS

- Cambria Classic Series or equivalent in Kitchen and All Baths
- Silver Pearl Granite or equivalent in Laundry

TILE

- DalTile® Florentine, Brixton, Esta Villa, Hearthland, Salerno, Sandalo, Severino, Marble Falls, Skybridge, Avondale, Parkway, Cove Creek Stratford Place or equiv. | Bedrosians Marmi Di Napoli or equiv. in MBA
- Tiled backsplash in Kitchen: Jeffrey Court #21105 Flat Gloss Starry White 3 x 12 tile or equivalent
- **Locations:**
 - Floors: MBA, Laundry, Secondary Baths
 - MBA includes fully tiled shower (with accent) and tiled tub deck, skirt and backsplash (if applicable)
 - Secondary Baths include tiled tub-shower surrounds

HARDWOODS

- Site-finished Engineered 5" x 5/8" Character Grade White Oak
- Includes Stain (if desired) and Loba Easy Satin Finish
- Includes Matching Hardwood Stair Treads and Handrail per plan
- **Locations:**
 - Master Bedroom
 - Entire First Floor
 - 2nd Floor Hall/Landing Areas and Open Loft Areas

PLUMBING FIXTURES & FINISHES

- Rinnai® Tankless Hot Water Heater
- **Kitchen:**
 - Kitchen Sink: Rohl® Fireclay White Undermount, Kohler® Whitehaven Farm Sink (white), OR Blanco Silgranit (Preferred for Black/Darker Colored Sinks) or equivalent
 - Kitchen Faucet: Moen® Brantford in Choice of Finish or equivalent
 - Soap Dispenser and Flush Mount Garbage Disposal Button
- **Master Bath:**
 - Moen® Kingsley Oil Rubbed Bronze or equivalent fixtures (8" spread)
 - Rectangular or Oval Porcelain Undermount Sinks
 - Rain Shower Head in MBA shower (7")

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- Additional Handheld Sprayer on Arm Bar
- Maxx Pedestal Tub (Maax Jazz or equivalent)
- Porcelain Rectangle or Oval Undermount Bowls (or equivalent)
- 3/8" Frameless Shower Door with Pull Handle
- Toto Entrada Comfort Height (ADA) Toilet
- **Powder:**
 - Cabinet Vanity with Undermount Porcelain Bowl
 - Moen® Kingsley Oil Rubbed Bronze or Moen® Weymouth Chrome or equivalent Fixtures (8" spread)
 - Toto Entrada Comfort Height (ADA) Toilet
- **Secondary Baths:**
 - Oval Porcelain Undermount Sinks
 - Kohler® Bellwether Cast Iron 60"x32" Alcove Tub with Tiled Surround or Tiled Shower (per plan)
 - Moen® Kingsley Oil Rubbed Bronze or Moen® Weymouth Chrome or equivalent fixtures (4" spread); Undermount Porcelain Sink Bowls
 - Toto Entrada Comfort Height (ADA) Toilets
- **Laundry:**
 - Min 30" Base Cabinet with 18g Single Bowl Stainless Undermount Sink and Chrome Moen® Camerist Pullout Faucet
- **Hardware & Accessories:**
 - Moen® Kingsley (or equivalent) Bath Accessories (1 Towel Bar per Tub/Shower, 1 Hand-Towel Bar or Towel Ring per Sink, 1 TP Holder per Toilet)

INTERIOR DOORS

- 8' Solid Core Doors 1st Floor – choice of Panel Profile
- 6'8" Solid Core Doors 2nd Floor – choice of Panel Profile
- Select Schlage Locks & Handle Sets – Knobs & Levers in Chrome, Bronze or Nickel finish.

FIREPLACE

- Heat & Glo® 6000C or 8000C Direct Vent Gas Fireplace (36" or 42" per plan)
- Sonoma® Painted Mantel or equivalent
- Hearth/Surround - Raised Brick or Select from 25+ Varieties of Slate, Marble, Granite or Limestone

ELECTRIC & LOW VOLTAGE

- Fixture Allowance and Recessed Cans per Electrical Plan
- 2 Dimmers | 1 Floor Outlet
- First floor outlets positioned in baseboards where applicable
- Surround Sound in Family Room
- Two Exterior Speakers to Screen Porch with Volume Control



- Multimedia Home Run Plate in Family Room
- Cat-5 / RG6 Jacks to all BRs, Study, Family Rm, Bonus Rms; 2 Separate Phone Line Runs (MBR & Kitchen)
- Central Distribution Panel for Phone, Data and Cable Distribution
- Security System Prewire included – includes 1st Floor Exterior Door Contacts, 1 Motion Detector, 1 Internal Siren, 1 Keypad, 1 Power Transformer & 1 Security Circuit Board with Enclosure

INTERIOR TRIM

- 2-pc Crown all First Floor Living Areas
- 1-pc Crown in all Second Floor Living Areas
- Dining Room and Study include Wainscoting or Picture Frame Molding
- 9-1/4" Base 1st Floor; 7-1/4" Base 2nd Floor
- One Ceiling color, One Trim color and Three Interior Wall colors | Paint to be Sherwin Williams® Scrubbable, Washable Latex paint; Flat sheen on walls; Semi-Gloss sheen on Trim

CARPET

- Dreamweaver® Dwellings 100% Pure Color Solution-Dyed BCF Polyester | Level III
- 8-lb Rebond Pad
- **Locations:**
 - All Secondary Bedrooms, Bedroom Closets, FROGs, Bonus Rooms (if applicable) unless otherwise noted as Hardwood

SHELVING & MIRRORS

- Custom melamine closet systems in all closets; MBR closet(s) to include one 3' wide 5-stack shelf per master closet (1 5-stack for single MBR closet, 2 5-stacks for His and Hers closet layouts); Pantry to include 5-stack shelves throughout.
- Framed Mirrors in all Baths

HVAC SYSTEM

- 14 SEER Trane® HVAC System
- Auto Changeover Thermostats
- Two Unit Heat Pump System: includes Separated Unit Systems for First and Second Floor, no Ductwork in Crawlspace (unless required by plan)

ROOM OVER GARAGE (if applicable)

- Mini-split HVAC System & Electric Water Heater
- Bathroom includes Kohler® Bellwether with Tiled Surround, Moen® Brantford Chrome Plumbing Fixtures, and Toto® Entrada Elongated Toilet
- Carpeted Floors - Dreamweaver® Dwellings Lavish Touch or equivalent
- Kitchenette or Additional Built-ins not included unless specified

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