

Pre- Construction Specifications  
Riverstone Homes LLC  
Standard Features  
Revised 10/10/2015

**Flooring**

- \*3 ¼ Hardwood Floors (site finished): Foyer, Living Room, Kitchen, Dining Room, Breakfast Room, Keeping Room (per plan), and any Hall to Master Suite
- \*Hardwood Steps leading to second floor
- \*Iron Pickets on Stairs leading to second floor
- \*Tiled Bath Floors, Master Shower, Master Tub Surrounds and Laundry Room Floors
- \*Carpet (6 lb pad) in all bedrooms, bonus & upstairs hall

**Kitchen**

- \*Tiled Kitchen Backsplash
- \*Granite Countertops throughout Kitchen and Baths (certain colors may vary in price)
- \*Custom Built Stained Cabinetry (Raised panel additional cost)
- \*Oil Rubbed Bronze Delta / Peerless Plumbing

**Bathrooms**

- \*Framed Mirrors in all bathrooms
- \*Oil Rubbed Bronze or brushed nickel Delta / Peerless Plumbing
- \*Frameless Shower in Owners Bath
- \*5 ft Garden Tub (Can be a 6 ft. tub with smaller shower)
- \*Oversized Tiled Shower with bench with a 5 ft. tub

**Fireplace**

- \*Stone fireplace accents and stone hearth (Stone up to mantle is standard)

**Lighting**

- \*Oil Rubbed Bronze, brushed Nickel Lighting Fixtures
- \*Ceiling Fans are standard in Owners Suite & Family Room
- \*10 to 15 Can Lights (per plan)

**Trim**

- \*5 ¼ in cove crown in Foyer, Living Room, Kitchen, Dining Room, Breakfast Room, Keeping Room (per plan), any Hall to Master Suite, and Master Suite (Entire Main Level excluding closets, secondary bedrooms)
- \*7 ¼ Base on main level, 5 ¼ on upper level

**Paint**

**Interior:**

- \*2 interior wall colors
- \*1 trim color
- \*1 ceiling color
- \*All other paint changes are an upcharge of \$150
- \*Sherwin Williams, flat. Any colors darker than the top 3 chart colors may incur an additional charge.

**Exterior:**

- \*2 exterior wall color
- \*1 trim color

**Basement**

- \*Stubbed for bath
- \*4 Windows (Standard) Extra Windows \$250 each.

- \*Double Door (Solid Metal Utility) with 3 x 5 pad.
- \*Exterior Door (Half Lite) with 3 x 3 concrete pad.
- \*9 foot walls

### **Exterior**

- \*Concrete Siding and Shake on exteriors. Shakes or vertical in front gables, Main exterior walls: Horizontal / Vertical mix
- \*Exterior Stone (exposed foundation concrete on sides and front) Average 2 feet
- \*Columns: Rock base approx. 3 ft with tapered or square top column. (Stained columns are an upgrade \$200 per column) Stained rails available priced per plan.
- \*Double Hung Low-E Wood Windows with non-rot sills
- \*Window grids on the front (Top of window only) Side and rear are clear over clear
- \*Carriage Style Garage Doors (Insulated) Light panels are an upgrade
- \*Garage Door Openers
- \*Landscaping Sod in front & side yards (up to 12 pallets) Seed & Straw in back
- \*All lawns will include a pinestraw island
- \*Shutters are custom made in house.
- \*Window Screens on all windows

### **Fireplaces:**

- Woodburning fireplaces with gas starter
- Ventless fireplaces with gas starter and logs

### **Systems**

- \*Dual HVAC Systems 14 Seer
- \*50 Gallon Water Heater, Plumbed for Circulating System

### **Electrical**

- \*200 AMP Electrical Service
- \*Outlets wired per code. Additional interior outlets \$75 each
- \*Floor outlets are \$250 each
- \*All bedrooms are wired for fans
- \*Toggle switches (Rocker switches are an upgrade)
- \*Three exterior outlets (per code) additional ext. outlets are \$100 each
- \*Screened porch wired for ceiling fan
- \*Phone Outlets 1 Standard
- \*Cable in Family room & all bedrooms
- \*Pre-wired for security
- \*Two spigots included \$100 each for additional

### **Framing**

- \*9 ft ceilings on main level
- \*8 ft ceilings on second level
- \*Dining room with coffered ceiling
- \*Trey ceiling in owner's suite
- \*Transom windows over dining room & front door
- \*Mudrooms and Keeping Rooms (per standard)
- \*Decks and Screened Porch (per standard)
- \*Approx. 150 sq ft for screened porch & 200 +- sun deck

### **Allowances**

- \*Appliances: Stainless (Wall Oven w/Microwave, Drop in Range, Dishwasher)
- \*Appliance Allowance: \$3000

- \*Lighting Allowance: \$3000 Includes doorbell, smoke and carbon monoxide detectors
  - \*Carpet Allowance: \$16 per yard (6 lb pad)
  - \*Bathroom Tile Allowance: \$2.00 per square foot
  - \*Kitchen Backsplash Allowance: \$4.00 per square foot
  - \*\$250 Allowance for Tile Extras (soap dishes, accent pieces, corner shelves in shower, etc)
- Tile:
- \*Diagonal / specialty designs for tile is an additional charge for installation
  - \*Travertine / marble is an additional charge for installation

### **Pre-Sales & Other Plans**

Pre-sales and or plans brought by buyer are priced with these standard features, the following if shown on the plan, would be an additional cost.

- Built in cabinets
- Bookshelves
- Desk
- Coffered ceilings other than dining room
- Bay windows (any bay showing will be priced squared off)
- Oversized spans that would include additional beams
- Cooktops (See standard appliance allowance)
- Arched doors, windows, garage doors
- Copper roof
- Rock or concrete porches
- Stairs leading from back deck

Information deemed accurate but not warranted.  
Builder reserves the right to change standard features without notice.