

THE BOTANY BAY

INCLUDED STANDARD FEATURES PAGE 1-2

EXTERIOR FEATURES

- High quality vinyl siding. Decorative board and batten, shake, and lap siding combination for the most attractive curb appeal.
- Beautiful Stone veneer on front elevation with a beautiful custom garage header as per plan.
- Carriage style garage doors with decorative hardware. All plans include garage door opener with 2 remotes. All garages are fully finished and spacious.
- Roof to feature two beautiful dormers with 30 year premium architectural shingles. Custom stick work in gables as per plan.
- Professional landscape package that includes sodded lawn up to 18 pallets. Attractive long leaf pine straw with front elevation shrubbery includes a 4-6ft Pindo Palm.
- Attractively designed concrete driveways, walkways, patios and porches.
- Ample exterior electrical receptacles and exterior hose bibs.
- Modern attractive exterior lighting. Home shall come equipped with flood lights.
- Low E insulated Silverline windows (A division of Anderson Co). Vinyl, Single hung with integrated grills and screens. Decorative vinyl window headers on all front elevation windows and doors for the most attractive curb appeal. Decorative Board and Batten shutters on all front windows.
- ½ Light Board & Batten fiberglass insulated front door. Brushed nickel lockset with deadbolts' on all exterior doors.
- Beautiful 10" round fiberglass columns with custom nautical handrails.
- Pre and post construction termite treatments for pest defense.

INTERIOR FEATURES

- 9 Foot ceilings for quality living and appeal. Master bedroom to have a presidential ceiling with rope light and reverse crown molding. Great Room to feature a vaulted ceiling.
- Smooth finished ceilings for the cleanest and most attractive look.
- Dining Room to receive 7 ¼" crown molding, Custom chair rail and wainscoting for a beautiful finish.
- Master Bedroom, Great Room, Dining Room, Kitchen, to receive attractive 7 ¼" crown molding. Same areas will feature custom chair rail with exception of Master Bedroom.
- 7 ¼" baseboard and 3 ¼" door and window casing with custom window sills will be featured throughout for the most superior look with custom touches.
- Beautiful upgraded bead board interior door profiles.
- Mohawk Carpet and Vinyl floors through-out. Many colors to select from in attractive finishes.
- All bedrooms and great room to receive attractive high quality ceiling fans. (Not just prewired).
- Dining room to feature attractive hanging chandelier and raised bar to feature 2 attractive pendant lights.
- Recessed lighting and high quality light fixtures featured throughout the interior of the home as per electrical plan.
- Media Center outlet box featuring cable line, phone jack, and quad receptacle for the most advanced home theatre set-ups.
- Phone and cable jacks featured in all main living areas and bedrooms. Extra electrical outlets provided through-out the home for added convenience.

DESIGNER KITCHEN FEATURES

- Stainless steel whirlpool appliance package to include a smooth top range, microwave, dishwasher and garbage disposal.
- High quality Formica kitchen counter-tops featuring the latest designs and styles with a stainless steel double bowl sink.
- High Quality plumbing fixtures from companies like Moen and Pro-Flo.
- Quality made cabinets with many door styles and finishes to choose from. Many attractive hardware options included on all cabinets.
- 4 recessed lights and 2 beautiful pendant lights over the bar.
- Large pantry to feature ventilated closet shelving. Recessed icemaker water connection line.

BATHROOM FEATURES

- His and Her sinks with attractive faucets in master bathroom.
- Beautiful cultured marble tops in all the latest finishes.
- Large linen closet available for bathrooms with ventilated shelving.
- Raised height cabinets to match the kitchen cabinets.
- Recessed lighting over master bathroom shower.
- Oversized master bathroom shower with 2 seats.
- Full view plate glass mirrors over all vanities.
- Elevated height toilets with elongated bowls for added comfort and convenience.
- Beautiful vanity light fixtures.

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ENERGY SAVING FEATURES

- Low-emittance (low-E) coatings are microscopically thin, virtually invisible, metal or metallic oxide layers deposited on a window's surface primarily to reduce the U-factor by suppressing radiative heat flow. A window with low-E glass does a better job keeping heat in during the winter and out during the summer.
- 13 Seer Trane or Carrier Heat pump systems with digital thermostat. Systems shall be zoned for energy efficiency. These systems are installed with tight air duct construction which helps deliver conditioned air more effectively and permit the heating and cooling system to operate with less effort. An efficient HVAC unit helps to reduce energy consumption and better regulate indoor temperature and humidity variations.
- 50 gallon hot water heater.
- Insulated exterior doors.
- House wrap on all exterior walls.
- Bedrooms and Great Room to receive high quality ceiling fans.
- Energy star rated dishwasher and *optional* refrigerator
- Windows and Doors to receive foam/caulk package for energy savings. Sealing a home's exterior helps reduce drafts, dust and pollen. Properly installed insulation helps to reduce energy consumption, improve overall comfort and minimize indoor temperature variability.
- Ceilings will feature blown insulation or Kraft faced with an R-30 value.
- All exterior walls will feature kraft faced or friction fit insulation with R-13 value.
- Showerheads and toilets that optimize water flow without sacrificing performance.

MISC. FEATURES

- Pull down attic stairs with subflooring with extra storage.
- Washer and Dryer to feature ventilated shelving for added convenience. 2x6 walls with sound proof insulation will damper any noise from Washer and Dryer room.
- Concrete slab foundation with reinforced wire mesh through-out.
- Dining room to have electrical outlets located in the baseboards for optimum appearance and effect of custom wainscoting.
- 4 paint colors available in all homes for ceilings and walls. All trim and interior doors to be semi-glass white. Sherwin Williams paint. A paint welcome kit will be supplied with each home which will include samples of your paint, and a patch kit for move in touch ups if needed.
- Front elevation landscaping will have an array of 7 gallon and 3 gallon shrubs for optimum curb appeal with a 4-6ft pindo palm tree as a focal point.
- Driveway will have a brush textured finish with smooth sides for optimum appearance. Driveways will include all necessary expansions joints.
- Advanced wind rated siding in my colors and styles.
- Premium 30 year architectural shingles made by Pinnacle available in many colors. Features a lifetime warranty, 130 mph wind rated, algae resistant with 3M ceramic coated granules.
- Custom mosaic tile foyer
- 10 x 15 patio off the rear of the home

CUSTOMER CARE AND WARRANTY

- Pre-construction conference for pre-sale buyers.
- State of the art design center available for all home selections.
- Detailed new home closing orientation. You will be provided with a closing binder that will contain all important information that pertains to your home. Information included but not limited to: House plans, surveys, septic layouts, plot plans, warranties, care sheets, emergency contact lists, selection sheets with manufacture and color information, closing check list, 30 day warranty form and one year builder warranty form.
- Paint welcome kit that includes samples of all paint colors in your home, caulk, drywall repair kit for any future touch ups.
- Financial assistance available through many available lenders.
- Closing cost assistance available. (Certain conditions apply)
- 1 Year warranty from Riptide Builders. Additional length warranties available.
- Full time warranty staff.
- Calls returned to customers within 24 hours Monday-Friday. Emergency numbers available for after hour emergencies.
- State of the art website at www.riptidebuilders.com that allows you to submit all warranty claims online. The website is full of useful information for you through all phases of pre and post construction.