



*******STANDARD FEATURES***NOT UPGRADES*******
GRANDVIEW CROSSING TOWNHOUSES

Quality Construction Features:

Four course block foundation
Two hour rated firewall between units
Floor slab with vapor barrier
Reinforced concrete
2 x 4 studding, 16" o.c.
Pressure treated sill plates
Engineered trusses
General cleaning service prior to move in
Rine and Rine's exclusive Warranty

Interior Features:

Quality carpeting
Quality vinyl flooring
Rounded drywall corner bead
MAB low-luster washable paint
Colonial casing and baseboard (stained)
Textured ceilings
Ventilated closet shelving
Bright brass hardware throughout
6-panel Elite doors

Exterior Features:

Brick and vinyl siding (as per model)
.044 maintenance free vinyl siding
White vinyl soffit
White aluminum fascia
30 year architectural shingles
White aluminum seamless gutter
Shutters on front
10' x 14' concrete patio
Concrete sidewalk from front door to driveway
Paved driveway
Seeded yard

Energy Saving Features:

Housewrap air infiltration barrier
Air infiltration sealed to Comfort Home standards
Flex wrap and flashing around windows
R-13 fiberglass insulation (exterior walls)
R-5 / 1" exterior wall foam sheathing
R- 18 total exterior wall insulation
R-38 blown cellulose attic insulation
R-10 floor perimeter insulation
High efficiency heat pumps w/ central air
Therma-Tru insulated steel exterior doors
Ridge vent attic ventilation
Andersen white vinyl clad windows
Double pane insulated low-e glass
Tilt with finelight grilles
Screens

Electrical Features:

200 amp Square D panel and breakers
Wire and switch for future pole light
2 exterior outlets
Outside lights at exterior doors
Door chime
Ceiling lights
Ceiling fan support boxes in ceilings
Smoke detectors, hardwired w/ battery backup
Pre-wired connections for 6 telephones and 6 T.V.s
Lighting package

Plumbing Features:

Pex manifold system
Our standard Moen faucets
White fiberglass tubs and showers
White Mansfield toilets
2 frost-free hose bibs
Washer and dryer facilities

Kitchen and Bath Features:

Custom oak cabinets and vanities
Cathedral raised panel doors on upper units
Square raised panel door on lower units
Open soffit with crown moulding
Flip down sink trays
Double bowl stainless steel sink
Refrigerator ice maker hook-up
Wiring for garbage disposal hook-up
Fluorescent light above sink
Appliance package
Post form laminate counter tops
White cultured marble vanity tops
Plate glass mirrors at vanities
Vanity lighting
Fan and light combinations in all bathrooms

For a complete list of features please see a Rine & Rine Builders Inc. representative. Not all features are available with all models. Features are subject to change without notice.