

Tatum's Ridge Standard Features



The Neighborhood

- 50+ 1+/- Acre Lots
- HOA and Restrictive Covenants
- 3 Miles to The Eddy Pub, Haw River, and Haw River Brewing
- Convenient to the Triangle and Triad
- Duke Energy
- Spectrum Internet/TV Available
- Dominion Energy Natural Gas Available

Kitchen Features

- BJ Tidwell (Nations Cabinets) Birch Standard Overlay Cabinets (Choice of 3 Door Styles and 11 Stain Options)
- 42" Upper Cabinets (Per Plan)
- Level 1 Granite Counters in Kitchen (3 CM)
- In-Sink Disposal (Moen or In-Sinkerator)
- 50/50 Stainless Undermount Sink
- Frigidaire Appliance Package
- 30" Smooth Top Electric Range (Stainless), OTR Microwave (Stainless), Front Control Dishwasher (Stainless)
- Moen Camerist Faucet in Brushed Nickel

Foundations, Framing & Insulation

- Sealed and conditioned Crawl Space
- 9' First Floor Ceilings
- 8' Second Floor Ceilings
- Trey Ceilings in Master Bedrooms (Per Plan)
- R-15 Fiberglass Insulation in Walls

- R-38 Blow-In Insulation in Ceilings against Conditioned Space
- R-10 Thermax Board on Crawl Walls with 6Mil Vapor Barrier
- LP Top Notch 350 Subfloor (50 Year Warranty)
<https://lpcorp.com/products/panels-s-heating/sub-flooring>
- LP Techshield Radiant Roof Barrier
<https://lpcorp.com/products/panels-s-heating/radiant-barrier>
- Huber Zip System Exterior Sheathing
<http://www.huberwood.com/zipsystem/home-zip-system>
- Dimensional Lumber main level floor systems
- Open web trusses on 2nd floor
- Engineered roof trusses
- 80CFM Bath Fans vented to exterior
- Microwave vented to exterior
- True Returns in all bedrooms

Plumbing and Secondary Baths

- All secondary baths standard with 32"x60" Fiberglass (Smoothwall) Tub Shower Combo Unit with Moen Brantford Fixtures in Brushed Nickel (Per Plan)
- Cultured Marble Countertops in all full baths. Pedestal sink in powder rooms per plan
- Double Vanity Standard in Master with Option for Second Bowl in secondary baths
- Moen Brantford Bath Faucets in Brushed Nickel

Features are subject to change without notice. All inventory homes are sold inclusive of what is in them at time of contract. Other features may be present in "Model" homes, sold homes, etc that are not available on presale homes. Builder reserves the right to change the above features and materials at any time without notice 3.13.2020

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- Elongated Low Flow Toilets in all baths
- 50 Gallon Gas Hot Water Heater

Master Bath and Bedroom:

- Trey Ceiling in Master Bedroom (Per Plan)
- Ceiling Fan Prewire Standard in Master Bedroom
- Ceramic Tile Shower and Pan in Master (Per Plan)
- Double Sinks in Master Vanity
- Moen Brantford Brushed Nickel Faucets and Shower Heads in Master Bath
- Moen Mason Bath Hardware in Brushed Nickel in all Bathrooms

Construction Features

- Wayne Dalton 9100 Garage Door with Genie Opener (2 Remotes)
- Certainteed Mainstreet Vinyl Siding (.042)
<https://www.certainteed.com/siding/products/mainstreet/> (Opt. Hardie Plank)
- Brick and/or Stone Accents
- IKO Architectural Tab Shingles in Weathered Wood
- Synthetic Roof Felt
- Ice and Water Guard in Valleys
- LP Top Notch 350 Subfloor
- Aluminum Gutters and Downspouts Per Plan
- 2- Frost Free Hose Bibs
- Weather Proof Outlets at Front and Rear Entrance
- Fully Drywalled Garage

- Wire Shelving in All Closets and Pantry (Optional built in closets and pantry)

Interior Features:

- 2 Panel Cambridge Interior Doors
- 445 Casing on Windows and Doors
- Jamb Extensions on all windows (ie. Not Drywall returns)
- 5 ¼" Speed Base Throughout
- C6010 Oak Handrail (Per Plan)
- Ventilated Shelving in all Closets and Pantry (Per Plan)
- Shaw Carpet in Great Room, Hallways, Stairs, All Bedrooms and Loft/Bonus Areas
- Beau Flor Vinyl
<https://www.beauflor.us/en/crafted-vinyl-roll/metro-> in Baths, Laundry, Kitchen, Dining and Foyer
- 5 Phone or Cable Outlets
- Smoke and CO'2 Detectors Per Plan
- Washer and Dryer Connection
- Ice Maker Line
- Ceiling Fan Prewire in Master and Great Room
- Termite Pretreat
- Schlage Door Hardware in Brushed Nickel

Energy Features

- Energy Star 3.0
- Home Innovations Green Certified
- R-15 Walls
- R-38 Ceilings
- R-10 Garage Door
- 14 SEER Lennox AC and 93% Efficient Gas Furnace, Whole House Lennox Filter
<https://www.lennox.com/products/indoor-air-quality/air-purification/hc11>

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Tatum's Ridge Standard Features



- Programmable Thermostat
- Two Zone HVAC (Per Plan)
- LED Bulbs in all applicable light fixtures
- Radiant Roof Barrier OSB
- WaterSense fixtures (Where Available)

Warranty/Customer Service:

- 1 Year Builder Warranty
- 10 Year Bonded Builders/Centricity Structural Warranty
- Design/Selection Appointment
- Pre Construction Meeting
- Home Orientation
- EQA Quality Walk by Cimarron Management on every home