

the Marina



AN OCEAN ATLANTIC COMMUNITY



The Scarborough



Bedrooms 3 **Bathrooms** 2 **Garage** 1 car **Total s.f.** 2183 s.f. **Heated s.f.** 1610 s.f.

All plans contained herein are preliminary and subject to further change or modification without prior notice.
Elevation is an artist's rendering and does not necessarily conform to specifications on site.

Exclusive Sales



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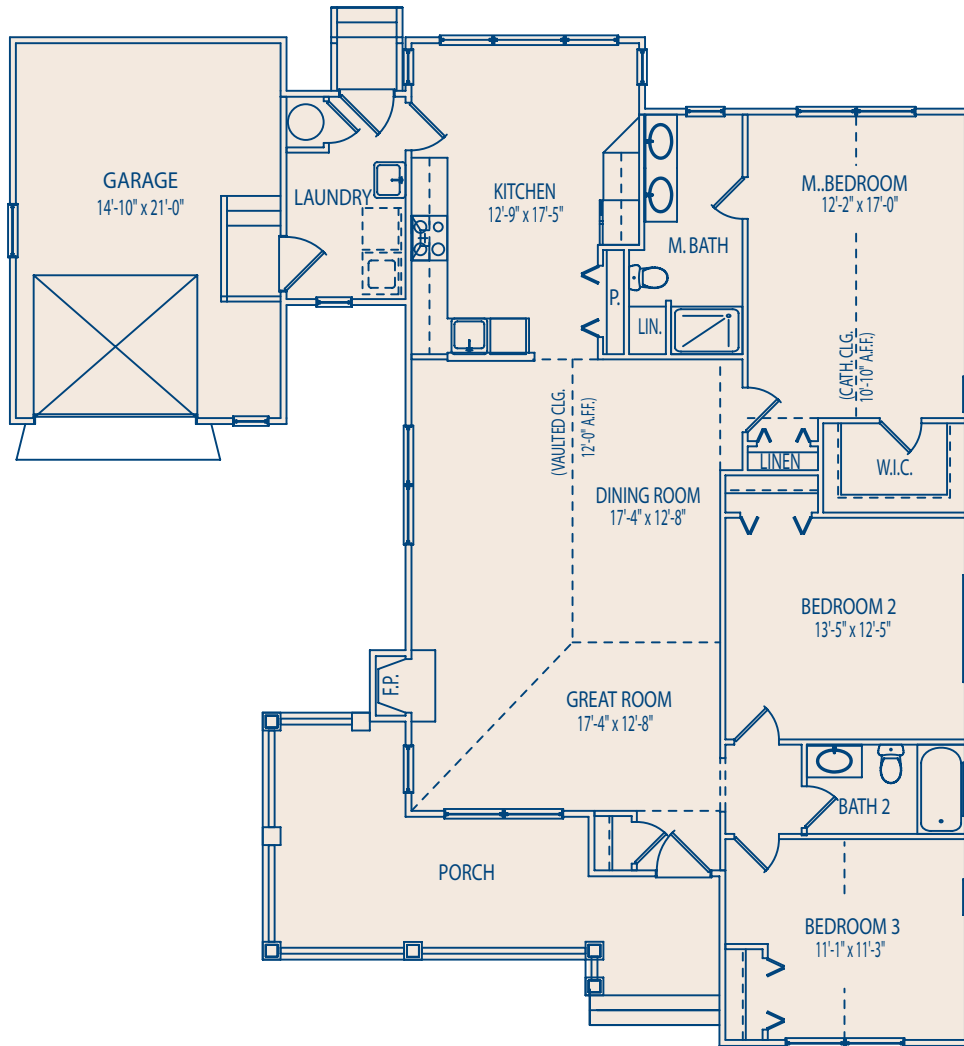


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Home Specifications

Footing

- 18" x 18" concrete footer w/ 2 – #4 continuous rebar

Foundation

- 5 courses 8" CMU
- 4 mil poly on ground

Subframing

- 2" x 10" floor joist at 16" OC or pre-engineered floor truss system
- 3/4" T & G Advantech subflooring – glued and screwed
- Metal or wood bridging where required

Framing and Wall System

- 2" x 4" kiln dried stud at 16" OC (Easton: 1st floor 2" x 6")
- 7/16" OSB sheathing, Typar building wrap

Roof

- Pre-engineered truss system (except standard roof framing – Radnor)
- 5/8" OSB sheathing
- 15 lb felt with architectural asphalt shingle – 30 year warranty
- Ridge vent on main house roof
- 12" overhang
- Vinyl – vented soffit
- Aluminum drip edge

Insulation

- R-30 10" Kraft faced batts in ceiling
- R-13 3 5/8" Kraft faced batts in exterior walls
- R-19 6" Kraft faced batts in floor system

Exterior

- MW "Twinseal" all vinyl single hung window system
- With 3/4" Warm- Edge insulated glass, tilt-in sash and screen
- Georgia Pacific vinyl siding
- Downspouts and gutters installed per model type
- Timber-Tech composite board decking (screwed)

Interior

- Smooth walls and ceilings
- 1/2" drywall painted Sherwin-Williams or equal painted Shell White
- Six panel interior doors and bifolds – painted White (semi-gloss)
- Colonial baseboard, door/window casing – painted White (semi-gloss)
- Carpet with padding; living room, dining room, hall & bedrooms

- Gas fireplace – venting per model type
- High gloss vinyl sheet goods flooring w/ shoe molding in kitchen & laundry room
- 12" x 12" ceramic tile in bathrooms, powder room, foyer & fireplace hearth

Cabinetry

Kitchen:

- KraftMaid cabinets with decorative crown molding (no bulkhead) and hardware
- *Scarborough*: (30" and 36" staggered height wall cabinets), *Arden II*: (30" wall cabinets), *Radnor*: (36" wall cabinets), *Easton*: (36" and 42" staggered height wall cabinets)
- High pressure laminate counter tops in all models

Bath:

- KraftMaid 33 1/2 (h) vanity cabinets with hardware
- Cultured marble vanity bath tops

Appliances

- Kenmore Range: Self cleaning, radiant smooth surface w/ warming zone and removable glass door
- Kenmore Microwave Hood combination: 1.5 cu. ft. and 1000 watt power w/ exhaust fan and light
- Kenmore Refrigerator: 22 cu. ft Side-by-Side w/ automatic ice maker and lighted door dispenser
- Kenmore Dishwasher: 3 cycle, 2-level wash system
- Insinkerator Disposal – 1/3 hp.

HVAC

Scarborough and Arden II models:

- Goodman gas furnace with 13 Seer unit
- Insulated duct work

Radnor and Easton models:

- Split system: Goodman gas furnace w/ 13 Seer AC unit (1st floor); 13 Seer heat pump system w/ tonnage per specific model (2nd floor)
- Insulated duct work

Plumbing

- CPVC water lines
- 50 gallon gas water heater
- "Lasco" fiberglass single piece 4' shower enclosure w/ frosted glass sliding door
- "Aquaglass" fiberglass single piece 5' tub
- Vortens toilet – elongated in master bath; round in all others
- 8" deep stainless steel single bowl Kitchen sink
- Kohler faucets and fixtures
- Rough-in for washer and dryer (dryer vent installed after dryer is in place)

- 22" laundry tub
- (2) Outside frost free hose bibs

Electric

- 200 AMP 120/240 30 circuit electrical service panel
- Electric outlets per code
- Smoke alarms in all sleeping rooms, (2) in living areas
- (2) Telephone outlets – locations TBD by Purchaser
- (3) Telephone outlets – Radnor and Easton models
- (2) CATV outlets – location TBD by Purchaser
- (3) CATV outlets – Radnor and Easton models
- (2) Outside weatherproof receptacles (GFI) per code
- Recessed can lights: (1) in Hall; (1) in Entry; (4) in Kitchen
- 4" fluorescent ceiling light in Kitchen
- Ceiling fan rough-in in all standard Bedrooms, Living room, and Kitchen
- Bare bulb incandescent light w/switch in all 2nd floor storage areas in Radnor and Easton
- Front door bell system

Single-Car Garage

- 16' x 21' (attached)
- Concrete floor
- Electric receptacles
- Overhead incandescent light w/ switch
- Automatic door opener w/ two remotes
- 9' x 8' Overhead door
- One (1) single hung window
- Insulated walls and ceiling
- Drywall on walls and ceiling – unpainted and taped only; no trim

Driveway

- Asphalt

Lead Walkway

- Poured Concrete

Notes: Seller does not warrant "stress cracks" that occur in concrete that are less than 1/16" in width or 1/8" in vertical displacement. If cracks exceed this margin, the seller will repair the cracks but not replace the entire area of concrete.

Seller does not warrant "stress cracks" that occur in drywall that will occur in big volume ceilings and vaulted hip roofs. The nature of the construction and movement that takes place in the ceiling areas due to heating and cooling temperature changes, wind loads during high wind storms, and normal shrinkage in the aging process can cause small cracks in the drywall at the corners of the ceiling.

Seller does not warrant "cracks" that occur in the exterior salt-treated wood used to construct the posts, beams and porch decks. These cracks, as well as limited movement, are a natural process of wood product and the seller will not warrant against this process.

All of the above specifications are subject to availability and performance. All substitutions will be of equivalent or better quality.

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