

the Woodlands



AN OCEAN ATLANTIC COMMUNITY

Twinhome Elevation



Bedrooms 3 **Bathrooms** 2 **Garage** 1 car **Total s.f.** 1965 s.f. **Heated s.f.** 1605 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



Preferred Builder



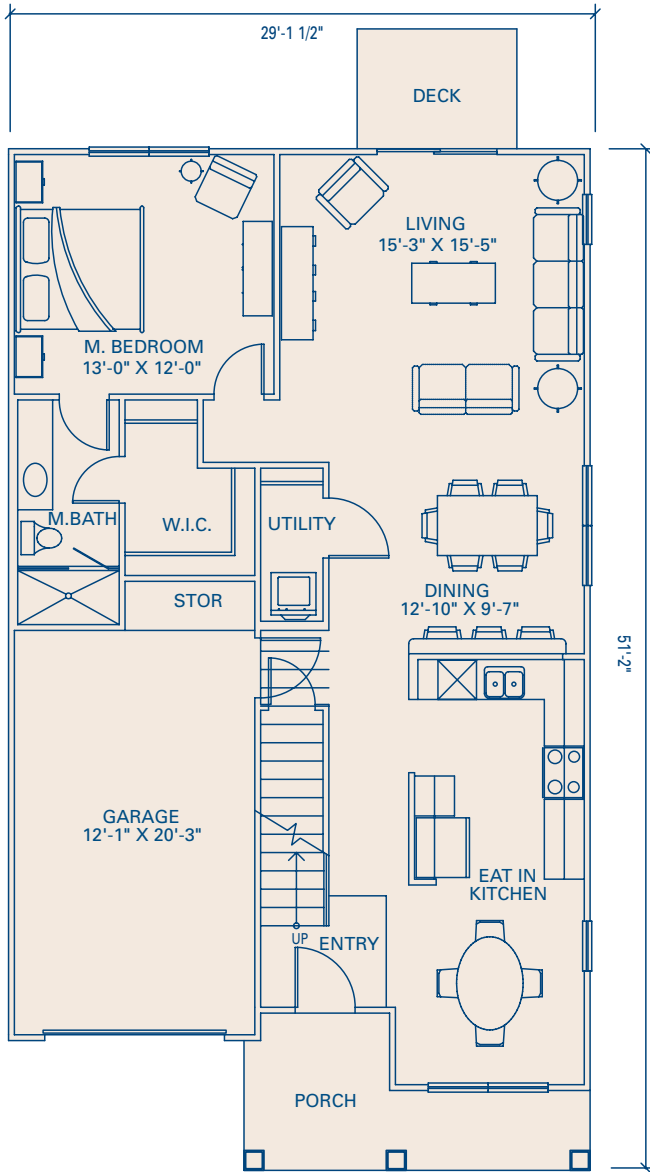
330 Rehoboth Avenue Rehoboth Beach, DE 19971 888.734.7399 PeppersCreekDE.com



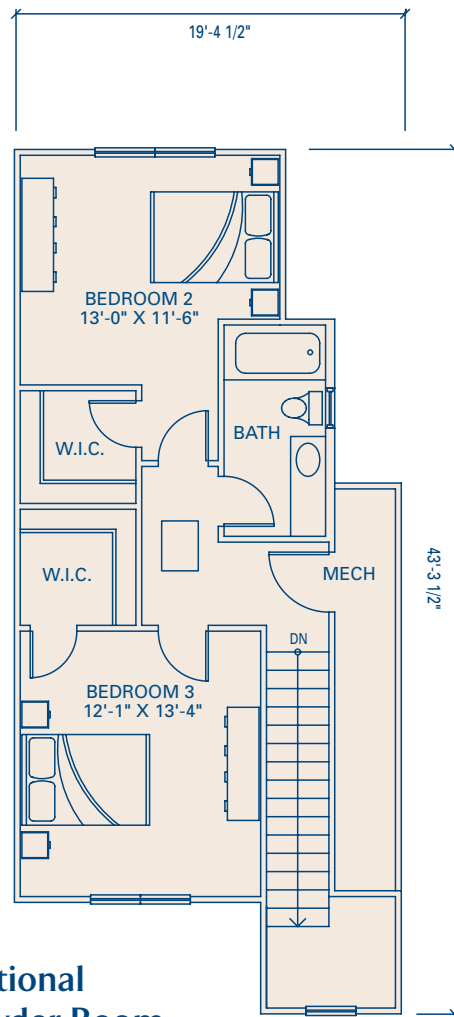
Twinhome Floor Plans

Bedrooms 3 Bathrooms 2 Garage 1 car Total s.f. 1965 s.f. Heated s.f. 1605 s.f.

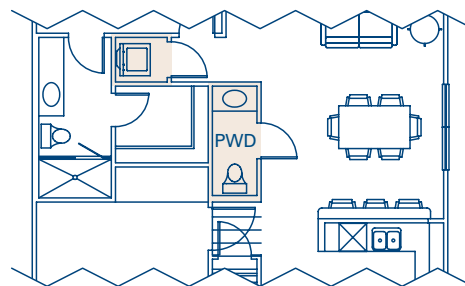
First Floor



Second Floor



Optional Powder Room



ELEMENT
design group

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Even numbered twinhomes mirror odd numbered twinhomes shown with exception that bedroom 3 is 12 s.f. larger.

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Twinhome Specifications

Foundation / Slab

- 12" x 24" concrete footing w/ steel;
- 3 CMU of 8" block w/ 1" horizontal insulation along perimeter; 4" concrete building slab (poly/wire)

Floor Framing (2nd Floor)

- Pre-engineered floor truss system
- 3/4" T&G Advantech decking – glued and nailed
- Metal or wood bridging where required

Framing and Wall System

- 2" x 4" and 2" x 6" (where applicable) Kiln dried stud at 16" OC
- 7/16" OSB exterior sheathing
- Tyvek Flex building wrap

Roof

- Pre-engineered truss system (standard roof framing at certain roof areas)
- 7/16" OSB exterior sheathing
- 30lb Felt with architectural asphalt shingle (30 year warranty)
- Ridge vent (where applicable)
- 12" Overhang
- Vinyl – vented soffit
- Aluminum drip edge
- Aluminum gutters and down spouts where applicable

Insulation

- R-30 10" Fiberglass batts in flat and 2nd floor ceilings and sloped ceiling (where applicable)
- R-13 3 5/8" Fiberglass batts in 2" x 4" exterior walls
- R-19 6" Fiberglass batts in 2" x 6" exterior walls (where applicable)
- R-30 10" Fiberglass batts in garage ceiling

Exterior

- MW "Twinseal" all-vinyl single-hung window system with 3/4" Warm-Edge insulated glass, tilt-in sash and screen, low-E glass
- Crane vinyl siding

Interior

- 1/2" drywall smooth finish – painted Sherwin Williams or equal
- Six panel interior doors and bifolds – painted Shell White (semi-gloss)
- Colonial baseboard, door/window casing – painted Shell White (semi-gloss)
- Carpet with padding – living room, dining room, hall, stairs and bedrooms
- High gloss vinyl sheet goods flooring at entry foyer, kitchen, master bath, hall bathroom, laundry room

Kitchen

- KM (Kraft Maid) Stockton cabinets with high pressure laminate counter tops
- No bulkheads above cabinets
- Cultured marble vanity bath tops

Appliances

- Kenmore range – self-cleaning, 4 burner top w/ removable glass door with window
- Kenmore microwave hood combination – 1.6 cf and 1,000-watt power w/ exhaust fan and light
- Kenmore refrigerator – 18 cf top freezer/ refrigerator with automatic ice maker
- Kenmore dishwasher – 4 cycle, featuring Hi-Temp wash and rinse and hard food disposer
- Insinkerator disposal – 1/3 hp

Plumbing

- CPVC water lines
- 50 Gallon gas water heater
- Lasco "tile look" white fiberglass single piece 5' shower enclosure w/ frosted glass sliding door – Master Bath
- 5' tub/shower – 2nd Floor Hall Bath
- Vortees toilet – elongated in master bath; round in all others
- 6" Deep stainless steel kitchen sink
- "Kohler" faucets and fixtures
- (1) Outside frost free hose bibs
- Rough-in for washer and dryer

HVAC

- Goodman Model 60,000 btu gas furnace w/ 13 Seer Carrier 2.5 ton air-conditioning unit
- Insulated (2") supply ductwork

Electric

- 200 AMP 120/240 40 circuit electrical service panel
- Electric outlets per code
- Smoke alarms in all sleeping rooms – by code in living areas
- (2) Telephone outlets
- (2) CATV outlets
- (2) Outside weatherproof receptacles (GFI) per code
- (2) Recessed can light in foyer/stairwell
- (3) Recessed can lights in kitchen
- 4' Fluorescent ceiling light in kitchen
- Ceiling fan rough – in all bedrooms, living room and eat-in kitchen
- Front door bell system

Single-Car Garage

- 4' Concrete floor w/ 2' apron
- (2) Electrical receptacles – (1) wall, (1) ceiling
- Overhead incandescent light w/ switch
- 9' x 7' Overhead door
- Insulation in walls
- Taped, painted drywall

Driveway

- Asphalt

Leadwalk

- Poured concrete

Notes: Seller does not warrant "stress cracks" that occur in concrete that are less than 3/16" 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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