



## Standard Features – Providence Point Phase I

### Exterior

- Greenboard “Zip” OSB Sheathing
- Ventilated Soffit
- Stone Veneer (Per Plan)
- 30-Year Architectural Asphalt Shingles
- Radiant Barrier Roof Decking
- Full Aluminum Rain Gutters
- 2/3/4 Car Garage Sheetrocked & Painted Flat White
- 8’ Entry Door on All Plans; 8’ Patio Doors (Per Plan)
- Covered Back Patio
- Exterior Garage Coach Lights
- 16’x8’ & 9’x8’ Garage Doors with Decorative

#### Windows

- Belt-Drive Motors for Quieter Operation, Wifi Enabled
  - Remotes and Exterior Keypad Included
- Lights on Exterior Walk-In Doors
- Vinyl Double Pane Low-E Windows
  - Grids Only on Front Elevation (Per Plan)
  - Operable Windows in Bedrooms, Great Room, Office, Bonus
  - Fixed Windows in Other Areas (Ask Sales Rep for Specific Locations of Operable Vs. Fixed Windows)
- Landscaping: On a Standard Lot (~150’ X 300’) Sprinklers Cover Area from Lot Line to Lot Line, and From Street To 30’ Behind Home. Sod in all Irrigated Areas. Mulched Flower Bed(s) and One Tree in Front of Home. For Other Lots, See Sales Associate for Details.
- House Setback – 40’ Behind Lot Line

### Baths and Laundry

- Custom Tile Shower in Master(s)
  - Accent Strip in Master Shower (Dependent on Interior Selection Chosen)
  - Deep In-Wall Niche Shelf
  - Full Glass Shower Enclosure (Per Plan)
  - Shower Bench (Per Plan)
- Double Shower Heads in Master Shower

- Large Alcove, Drop-In or Free Standing Tub in Master Bath (Dependent on Floor Plan)
- Alcove Tubs in Secondary Baths with Tile Surround
- Level 1 Engineered Marble Countertops in Baths & Laundry
- 35 ¼” High Vanity Cabinets
- Sink in Laundry Room (Per Plan)

### Flooring

- Waterproof Luxury Vinyl Planks in Designated Areas
- Durable Plush Carpet in Bedrooms and Other Designated Areas

### Kitchen

- Level 1 Quartz Countertops
- Stainless Steel Whirlpool Appliances
- Garbage Disposal on Main Kitchen Sink (And In-law Suite on Bishop Plan)
  - Countertop-Mounted Air Switch to Operate Disposal
- Stainless Steel Undermount Sinks
- Large Kitchen Island on Every Plan With 15” Overhang
- Pull-Down Faucet Sprayer
- Upgraded Tile Backsplash
- Pull Out Trash Cabinet (Bins Not Included)
- 36” Electric Cooktop with Pot & Pan Drawers Below, 36” Wood Hood with Vent Insert, 30” Built-In Oven & Microwave Combination, Dishwasher

### Electrical

- 6” Recessed Can Lighting in Great Room, Kitchen, Master Bedroom
- LED Disc Lighting in all Hallways, Pantry, Closets, Bonus, Laundry, Full Baths, on Front and Rear Porches
- CAT6 & RG-6 Outlets in Great Room, Master, Bonus, Office
- Rocker Light Switches
- Ceiling Fan with Light Kit in Great Room, All Bedrooms, Office (Per Plan)

Cope Homes reserves the right to change offerings without notice. Please see a sales associate to verify current offerings. Effective Date of this Standard Features list is 10/27/2021. Please verify Standard Features on Spec Homes that began construction before that date.

- Back Patios Blocked and Pre-Wired For Future Fan Installation

## Interior

- Main Floor 9' Or 10' Ceilings (Per Plan)
- 6'8" Interior Doors, Upgraded Styles
- Vaulted Great Room & Masters (Per Plan)
- 3-Tone Paint (Flat White Ceilings, Eggshell on Walls, Semi-Gloss Doors and Trim)
- Knockdown Texture on Walls & Ceilings
- Wood Shelving in Pantry, Closets
- ~5" Baseboard, ~3" Casing
- Kwikset Hardware with SmartKey Security
- Brushed Nickel or Matte Black Plumbing Fixtures (Dependent on Interior Selection Choice)
- Brushed Nickel or Matte Black Light Fixtures (Dependent on Interior Selection Choice)

- Fiberglass Insulation: R13 In All Exterior 2x4 Walls (Except Garage), R19 In All Exterior 2x6 Walls (Except Garage), R38 Blown to Depth Of 12" In Attics
- Smoke & Carbon Monoxide Detectors to Code
- Convenient Main Water Shut-Off Valve in Garage
- Professionally Designed Interior Packages in Contemporary, Farmhouse, Traditional, And Transitional Styles

## Warranty

- One Year Home Builder Warranty
- Two Year HVAC, Plumbing, Electrical Warranty
- Ten Year Foundation Warranty Through 3<sup>rd</sup> Party
- See Cope Homes Warranty Manual for Specifics On 1/2/10 Year Warranties.

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Seller Signature: \_\_\_\_\_ Date: \_\_\_\_\_