

### Interior Design Features and Specifications

- Open Floor Plan Concept with Extended Sight Line Throughout
- Ten Foot First Floor and Nine Foot Second Floor Ceilings
- Tray Ceiling in Owner's Suite (Per Plan)
- 42" Direct Vent Fireplace with Gas Starter
- Elegant Satin Nickel Lever Interior Door Handles
- Elegant Satin Nickel Entrance Door Hardware
- Deadbolts on all Exterior Doors
- Low V.O.C. Paint

#### GOURMET KITCHEN

- Custom Designer Kitchen Cabinets
- Impressive Custom Island with Breakfast Bar
- Butler's Pantry with Glass Doors
- Granite Countertops (Level-3)
- Stainless Steel Undermount Kitchen Sink
- Garbage Disposal w/ Air-Activated Switch
- Stainless Steel "Pull Out" Kitchen Faucet
- Walk-in Pantry
- Designer Tile Backsplash
- Kitchen Aid Stainless Steel 36" Gas Cook Top
- Kitchen Aid Stainless Steel 30" Double Oven
- Kitchen Aid Stainless Steel Fully Integrated Dishwasher
- Kitchen Aid Stainless Steel Built-in Microwave

#### OWNER'S BATH SUITE

- Custom Cabinets
- Granite Countertops (Level-3)
- Dual Undermount Square Sinks
- Delta 8" Spread Cassidy Chrome Faucet
- Designer Framed Mirror
- 6' Jetted Tub
- Oversize Separate Shower with Frameless Glass Enclosure
- Designer Wall and Floor Tiles
- Comfort Height Elongated Toilet

#### POWDER BATH

- Custom Cabinet with Furniture style Feet
- Granite Countertop
- Undermount Square Sink
- Delta 8" Spread Cassidy Chrome Faucet
- Designer Framed Mirror in Guest/Down Bath
- Comfort Height Elongated Toilet

#### FLOORING

- 3 1/4" Wide Hardwood Floors Throughout First Floor
- Low V.O.C. Upgraded Carpeting w/Re-bond Pad (\$16/Yd. Allowance)
- Designer Tile Floors in Owner's Bath and all Secondary Baths
- Designer Tile Floors in Laundry Room

#### TRIM DETAILS

- Custom Trim Package
- Square Pickets Wood Balusters
- Built-In Base Cabinets at Fireplace in Family Room
- Mud Room Bench with Cubbies
- Custom Shelving in Owner's Closet (\$2,000 Allowance)
- Coffered Ceiling in Dining Room
- Wainscoting in Dining Room
- Full Oak Stair Treads

### Exterior Design Features and Specifications

- Custom Designed Elegant Front Elevation w/ Full Porch
- Cement Fiber Siding on Front, Sides, and Rear
- Brick Foundation on Front and Sides
- Brick Front Stoop and Steps (Per Plan and Elevation)
- Architectural Fiberglass Roof Shingles w/30 Yr. Manf. Warranty
- Premium Solid Wood Front Door with Glass
- Carriage Style Steel Insulated Garage Door with Opener
- Professionally Landscaped and Sodded Yards (\$6,000 Allowance)
- Irrigation System on Front, Sides, and Rear
- Seal All Windows and Exterior Doors with Spray Foam
- Seal Bottom Plate of Exterior Walls
- Seal All Exterior Sheathing Penetrations
- Rear 12 X 12 Screen Porch

### Energy Efficient and Safety Features

#### ELECTRICAL

- Personalized Lighting Fixture Package (\$4,000 Allowance)
- Recessed Lighting in Kitchen and Halls
- Front & Rear Exterior Double Floodlights
- Family Room & All Bedrooms Pre-wired for Overhead Lights & Fans
- Cable Outlets Bedrooms, Family Room, Kitchen & Covered Deck
- Phone Line (CAT-5) in Master, Family Room, Kitchen and Office
- Toggle Wall Switches
- 220V Electric Outlet for Dryer in Laundry Room
- Pre-Wire for speakers in Family Room & Screen Porch
- Security System on Basement & 1st floor windows / doors
- Smoke Detector Wired on Each Floor & All Bedrooms
- Carbon Monoxide Detector on each floor
- Ceiling Fans installed in Family Room, Master, & Screen Porch

#### PLUMBING

- 50-Gallon Gas Water Heater
- Three Exterior Hose Bibs
- Elongated Toilets in Secondary Baths
- Seal All Plumbing, Electrical, and HVAC Penetrations
- Circulating Pump with Timer for Quick Hot Water

#### HEATING AND COOLING

- Dual High-Efficiency 92% Gas Furnace
- Dual High-Efficiency 14 SEER Air Conditioning Compressor
- Electronic HVAC Fresh Air Damper
- Two Programmable Thermostats for Climate Control
- R-38 Blown Insulation in Attic, R-19 in vaulted ceilings, R-19 in Basement & R-13 in Exterior Walls (1st & 2nd Floors)
- Sill Sealer-Foundation Wall to reduce Air Infiltration
- Energy Star Qualified Wood, Low-E Insulated Glass Tilt-Sash Windows
- House Wrap for Moisture Barrier
- Mastic All HVAC Fittings, Boots, and Connections
- Seal HVAC Boots to Floor of Drywall
- Seal Bath Fan Housing to Drywall
- 2x6 Attic Knee Wall – R-19 Insulation and Sheathing

### Customer Service Commitment

One Year Builder Warranty on Materials & Workmanship  
Built-In Pest Control System w/ Renewable Warranty  
Pre-Construction consultation with Builder  
Pre-Sheetrock Consultation with Builder for Option Verification  
Professional Interior Design Consultation  
Certified Professional Homebuilder

Waterford Homes reserves the right to change plans, specifications and prices, without notice or prior obligation.

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