

Waterford Homes

Quality Features

Interior Design Features and Specifications

- o Exciting Open Floor Plans Flooded with Natural Light
- o Nine Foot First Floor Ceilings
- o Tray Ceiling in Owner's Suite (Per Plan)
- o 42" Wood Burning Fireplace & Gas Log Lighter
- o Elegant "Brushed Nickel" Interior Door Knobs
- o Elegant "Brushed Nickel" Entrance Door Hardware
- o Deadbolts on all Exterior Doors
- o Wide Variety of Environmentally Friendly Paint
- o Passive Radon Ventilation System (**Basement Only**)

GOURMET KITCHEN

- o Stained or Painted 42" Recess Panel Maple Kitchen Cabinets
- o Granite Countertops with Stainless Steel Undermount Kitchen Sink
- o Ice Maker Line and Garbage Disposal Included
- o Delta Stainless Steel "Pull Out" Kitchen Faucet
- o Designer Tile Backsplash with Options Available
- o G.E. Black 30" Gas Cooktop
- o G.E. Black Built In Electric Oven / Microwave Combo
- o Energy Star Qualified GE Black Dishwasher

OWNER'S BATH SUITE

- o Stained or Painted Wood Cabinets
- o Cultured Marble Counter Top with Rectangular Bowl
- o Delta 8" Chrome Faucet in Owner's Suite
- o Custom Framed Mirror in Owners Bath Suite
- o Garden Tub in Master Bath
- o Separate Shower with Glass Enclosure
- o Designer Wall Tile for Tub and Shower
- o Elongated Toilets

GUEST/DOWN BATH

- o Wood Recess Panel Cabinets with Granite Countertop and Undermount Sink
- o Delta 8" Chrome Faucet
- o Custom Framed Mirror in Guest/Down Bath
- o Elongated Toilets

FLOORING

- o Hardwood Floors in Foyer, First Floor Bath, Kitchen/ Breakfast (Per Plan)
- o Environmentally Friendly Upgraded Carpeting w/Re-bond Pad (\$12/Yd. Allowance)
- o Designer Tile Floors in Owner's Bath and all Secondary Baths
- o Designer Tile Floors in Laundry Room

TRIM DETAILS

- o Sophisticated Trim Package with Crown Molding
- o Box Stairs with Stained Handrail & Painted Balusters
- o Brick or Marble Fireplace Surround with Custom Mantle
- o Chair Rail & Shadow Boxes in Dining Room
- o Custom Coffered Ceiling in Dining Room

Exterior Design Features and Specifications

- o Variety of Elegant Exteriors Available (Per Plan & Home site)
- o Cement Fiber Siding Pre-Primed w/ Manufacturer's Warranty
- o Brick or Stone Front Stoop and Steps (Per Plan and Elevation)
- o 3-Tab Fiberglass Roof Shingles w/ 25 Yr. Manufacturer's Warranty
- o Two Car Entry (Per Home site and Elevation)
- o Premium Painted Front Door with Glass Side Lights
- o Insulated Stamped Garage Doors with Opener
- o Professionally Landscaped and Sodded Yards
- o Poured Concrete Patio 192 sq.ft. (Per Plan)
- o Pressure Treated Deck Up To 192 sq. ft. Up To 15 Steps
- o Seal All Windows and Exterior Doors with Spray Foam
- o Seal Bottom Plate of Exterior Walls
- o Seal All Exterior Sheathing Penetrations
- o Decorative Cast Aluminum Mailboxes
- o Low-E Wood Insulated Glass Tilt-Sash Windows

Energy Efficient and Safety Features

ELECTRICAL

- o Personalized Lighting Fixture Package (\$1,200 Allowance)
- o Recessed Lighting in Kitchen and Halls (Per Plan)
- o Double Floodlights
- o Cable Outlets in Master, Family Room, Kitchen & all bedrooms
- o Phone Line (CAT-5) in Master, Family Room or Study, and Kitchen
- o White Toggle Wall Switches
- o 220V Electric Outlet for Dryer in Laundry Room
- o Exterior Electrical Outlets At All Exits
- o Complete Security System Installed 1st floor & Basement (Per Plan)
- o Smoke Detector Wired on Each Floor & All Bedrooms
- o Carbon Monoxide Detector on each floor
- o Seal Light Fixture Boxes to Drywall on 2nd Floor
- o Seal All Exterior Switches & Outlets to Drywall

PLUMBING

- o 50 Gallon Gas Water Heater
- o Two Exterior Hose Bibs
- o Elongated Toilets in all baths
- o Seal All Plumbing, Electrical, and HVAC Penetrations

HEATING AND COOLING

- o Dual HVAC System (80% + Efficient Furnace) – Ducts Sealed for Energy Efficiency
- o 13 Seer Air Conditioning Compressors
- o Two Programmable Thermostats for Climate Control
- o R-30 Blown Insulation in Attic, R-30 in Garage Ceilings under heated area, R-19 in vaulted ceilings, R-19 in Basement ceiling & R-13 in Exterior Walls (1st & 2nd Floors)
- o Sill Sealer-Foundation Wall to reduce Air Infiltration
- o Energy Star Qualified Wood, Low-E Insulated Glass Tilt-Sash Windows
- o House Wrap for Moisture Barrier
- o Mastic All HVAC Fittings, Boots, and Connections
- o Seal HVAC Boots to Floor of Drywall
- o Seal Bath Fan Housing to Drywall
- o 2x6 Attic Knee Wall – R-19 Insulation and Sheathing
- o Electronic HVAC Fresh Air Damper

Customer Service Commitment

HBW® 2-10 Insured & Transferable Home Warranty

Termite Pre-Treatment with Renewable Warranty

Pre-Construction consultation with Builder

Pre-Sheetrock Consultation with Builder for Option Verification

Professional Interior Design Consultation

Certified Professional Homebuilder

Trilogy Park

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