

# Quality Features

## Interior Design Features and Specifications

- o Exciting Open Floor Plans Flooded with Natural Light
- o Nine Foot Ceilings on First Floor
- o Tray Ceiling in Foyer, Dining Room and Owner's Suite (Per Plan)
- o Vaulted or Trayed 2nd Floor Secondary Bedrooms (Per Plan)
- o 42" Fireplace w/Outside Air Combustion & Gas Log Lighter
- o Built-In Wall Cabinets In Laundry Room
- o Arched Paneled Interior Doors
- o Elegant "Brushed Chrome" Interior Levered Door Handles
- o Elegant "Brushed Chrome" Entrance Door Hardware
- o Deadbolts on all Exterior Doors

### **GOURMET KITCHEN**

- o Dramatic Raised Panel Kitchen Cabinets (Doors & End Panels)
- o Impressive Custom Finished Island
- o Beautiful Wood Vent Hood over Cooktop (Per Plan)
- o Elegant Island Decorative Corbels (Per Plan)
- o Cooktop and Sink Cabinet with Flutes and Furniture Arched Toe Kick
- o Glass Cabinet Door(s) with Finished Shelves (Per Plan)
- o Superior Granite Countertops with Stainless Steel Undermount Kitchen Sink and Garbage Disposal
- o "Delta" Stainless Steel "Pull Out" Kitchen Faucet
- o Designer Tile Backsplash with Options Available
- o Pre-Wired Under-Cabinet Lighting (Per Plan)
- o **GE Black Gas Cooktop (Per Plan)**
- o **GE Black Built-in Electric Oven and Microwave Combo**
- o **GE Black Multi-Cycle Sound-Insulated Dishwasher**

### **OWNER'S BATH SUITE**

- o Gorgeous Wood Cabinets, Granite Countertop and Dual Undermount Sinks
- o Delta 8" Bronze Faucet in Owner's Suite
- o Designer Framed Mirror in Owners Bath Suite
- o **Raised Rim Jetted Spa Tub**
- o Separate Shower with Glass Enclosure and Marble Base
- o Designer Wall Tile for Tub and Shower
- o Elongated Toilets

### **GUEST/DOWN BATH**

- o Gorgeous Furniture Style Cabinets, Granite Countertop and Undermount Sink
- o Delta 8" Bronze Faucet
- o Designer Framed Mirror in Guest/Down Bath
- o Elongated Toilets

### **FLOORING**

- o Brilliant Hardwood Floors in Foyer, First Floor Bath, Kitchen/Breakfast Room, Keeping Room (Per Plan)
- o Upgraded Carpeting with Re-bond Pad (\$14 per Yard 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 Packages
- o Exposed Oak Treads with Stained Handrail and Painted Balusters with Bullnose and Volute (Per Plan)

## Exterior Design Features and Specifications

- o Variety of Elegant Exteriors Available Including Brick, Stone & Shake, with Side Brick or Stone Foundations (Per Plan & Home site)
- o HardiePlank™ Cement Fiber Siding Pre-Primed w/50 Yr. Manf. Warr.
- o Brick or Stone Front Stoop and Steps (Per Plan and Elevation)
- o Roof "Shadow Line" Shingles 30 Yr. Manufacturer Warranty
- o Two Car Side Entry (Per Homesite and Elevation)
- o Premium Solid Wood Front Door with Glass (Per Plan)
- o Carriage Style Steel Insulated Garage Doors with Openers
- o Professionally Landscaped and Sodded Yards
- o Pressure Treated Deck with up to 15 Steps-up to 240 sq.ft (Per Grade/Plan)

## Energy Efficient and Safety Features

### **ELECTRICAL**

- o Personalized Lighting Fixture Package (\$1500 Allowance)
- o Recessed Lighting in Kitchen and Halls (Per Plan)
- o Front & Rear Exterior Double Floodlights
- o All Bedrooms Pre-wired for Overhead Lights
- o Cable Outlets in All Bedrooms, Family Room, Kitchen & Owners Bath
- o Phone Line (CAT-5) in All Bedrooms, Family Room and Kitchen
- o **Structured Wiring Package**
- o "Decora" (Rocker) Wall Switches
- o 220V Electric Outlet for Dryer in Laundry Room
- o Two Exterior Electrical Outlets
- 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**

### **PLUMBING**

- o 50 Gallon, Natural Gas, High Efficiency, Direct Vent Water Heater
- o Passive Radon Sub-Slab Ventilation System (Bsmt. plans only)
- o Two Exterior Water Faucets
- o Elongated Toilets in all baths
- o 3-Piece Basement Rough-in Plumbing (Per Plan)

### **HEATING AND COOLING**

- o **Energy Star and Earthcraft Certified Home**
- o Lower Utility Bills, Environmental Benefits
- o **Home Certified with a Home Energy Rating System (HERS)**
- o **Home Certified with a Blower Door Test**
- o **Home Certified with a HVAC Duct Leakage Test**
- o **Dual HVAC System (90% + Efficient Furnace) – Ducts Sealed for Energy Efficiency**
- o **14 Seer Air Conditioning Compressors**
- o Two Programmable Thermostats for Climate Control
- o R-38 Blown Insulation in Attic, R-30 in Garage Ceilings under heated area, R-19 in vaulted ceilings, R-13 in Basement framed walls & R-13 in Exterior Walls (1st & 2nd Floors)
- o Sill Sealer-Foundation Wall to reduce Air Infiltration
- o Wood, Low-E Insulated Glass Tilt-Sash Windows
- o **House Wrap for Moisture Barrier**

## 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
- 24-hour Emergency Warranty Service
- Certified Professional Homebuilder

# Sterling On The Lake

(For Construction Start after 1/1/08)

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