



THE Village AT WALDEN
PRESERVE
Specifications

1. FOYER

- 4 5/8" Crown Molding
- 5¼ Base Molding
- Chair Rail (Customer Selection)
- Prefinished Plank Hardwood Floor (Customer Selection)
- Front Entry Door 3'0 6'8" Six Panel Insulated
- Handleset
- Front Door Kick Plate

2. DINING ROOM

- 4 5/8" Crown Molding
- 5¼" Base Molding
- Chair Rail
- Prefinished Plank Hardwood Floor (Customer Selection)
- Beauty Boxes
- Decorative Ceiling Package

3. LIVING ROOM

- 4 5/8" Crown Molding
- 5¼" Base Molding
- Carpet (Customer Selection)
- Twin 15 Lite or Full View Door (per plan) (Customer Selection)

4. FAMILY ROOM

- 4 5/8" Crown Molding
- 5¼ Base Molding
- 36" Wood Burning Fireplace
- Carpet (Customer Selection)
- Custom Mantel
- Ceramic Tile Hearth & Surrounds
- Ceiling Fan
- Recessed Eyeball over Fireplace (Flat ceilings only)
- Hand rails and newel posts stained to match foyer hardwood; spindles are painted or standard iron spindles may be selected

5. KITCHEN

5¼" Base Molding
Custom Select Series by Wellborn Cabinets
 Raised Panel White (Imperial)
 Raised Panel Oak (Colonial)
 Recessed Panel Maple (Arlington)
 Recessed Panel Maple (Harmony)
Crown Molding on Cabinets
Knobs – Customer Selection
Adjustable Concealed Hinges
Formica Countertops (post formed laminate)
Five Year Limited Warranty on Select and Premier Series Cabinets
Appliances: G.E., White or Black
 Pot Scrubber Dishwasher
 Space Saver Microwave
 Drop-in Self Cleaning Range with Glass Cook top
 ½ HP Disposal
 Direct Vent Hood
Full-view Door to Veranda (per plan) (Customer Selection)
Double Stainless Steel Sink with Veggie Sprayer
Tile or Hardwood in Kitchen & Breakfast Area (Customer Selection)
Pantry with Ventilated Shelving (per plan)
Recessed can lights (number per plan)

6. MASTER BEDROOM

Full-View or 15 Lite Door to Veranda/Patio (per plan) (Customer Selection)
Carpet (Customer Selection)
4 5/8" Crown Molding
5¼" Base Molding
Ceiling Fan

7. MASTER BATH

Ceiling Per Plan
Ceramic Tile Floor (Customer Selection)
Elongated Toilet (White)
Vented Bath Fan to Outside
Double Vanities with Cultured Marble Tops (Customer Selection)
6 Foot Cultured Marble Whirlpool Tub
Fiberglass Shower with Glass Door Enclosure (White)
Extended Mirror Height
4 x 4 Acrylic Block Window over Tub per plan
Plumbing Faucets & Fixtures per selection from Design Center
Plant Ledge (Per Plan)

8. MASTER WALK-IN CLOSET

Smooth Ceiling
Carpet (Customer Selection)
Ventilated Shelving
Single & Double-hung Closet Shelves

9. BEDROOM #2

Carpet (Customer Selection)
Ventilated Shelving
Single-hung Closet Shelves
5¼" Base Molding

10. BEDROOM #3

Carpet (Customer Selection)
Ventilated Shelving
Single-hung Closet Shelves
5¼" Base Molding

11. BATHROOM # 2 and # 3

Elongated Toilet (White)
Fiberglass Tub & Shower Combination (White)
Ceramic Tile or Carpet (Customer Selection)
Extended Mirror where applicable
Vanity with Cultured Marble Tops (Customer Selection)
Plumbing Faucets & Fixtures per selection from Design Center
Vented Bath Fan to Outside

12. BEDROOM #4

Smooth and Painted Ceiling
Carpet (Customer Selection)
Ventilated, Single Hung Shelving in Closet
5¼" Base Molding

13. POWDER BATH

Elongated Toilet (White)
Decorative Pedestal Sink
Hardwood or Tile (Customer Selection)
Plumbing Faucets & Fixtures per selection from Design Center

14. UTILITY ROOM

Tile Flooring (Customer Selection)
Ventilated Shelving over Washer and Dryer

15. GARAGE

Two-car (size per plan)
16x7 or 2-9x8 garage door per plan
Garage Door Opener with 2 Remotes with Safety Photo Cell
5¼" Base Molding
Pull-down Stairs to Attic (per plan)
3 Foot Walk Door per Plan

16. EXTERIOR BRICK

Queen Size Brick (Customer Selection) (per plan)
Brick Soldiers with Limestone Keystone over windows & doors on front elevation only (per plan)
Grey or Buff Mortar (Customer Selection)
Limestone Address Number
Struck mortar joint (Consult New Home Professional for more information)

17. FLATWORK

4' Sidewalk from House to Driveway
4' Sidewalk along Main Street (per requirement)
12' wide driveway
12' X 10' Parking Pad (No pad included on corner lots)
Stamped Driveway Aprons

18. LANDSCAPING

Professional Landscape Design Package per elevation of home
Landscaping shrubs and trees to meet community covenants
Mulch Beds
1300 yards of Bermuda Sod
Seed and Straw Remaining Areas with Fescue

19. INSULATION

R-19 Insulation/Baffles in Sloped Areas & Crawl Space Floors
R-13 in Walls Cellulose Insulation
R-30 Blown in Ceiling Insulation
Insulated Water Lines in Attic and Exterior Walls
Seal Plates Caulked
Humidistat Attic Vent Fans – Number will be based on volume
Vinyl Soffit Vents
Solar - Tek Automatic Crawl Space Vents

20. WINDOWS

Single-Hung White Vinyl Windows with grids
Tilt sash
Low Maintenance Vinyl Tracking System and Screens

21. H.V.A.C.

13 Seer Electric for whole house Heating & Cooling System
Digital Thermostat

22. PLUMBING

- 3 Exterior Hose Bibs
- 50 Gallon Electric Water Heater
- Elongated Water Saver Toilets (White)
- Delta Washerless Faucets
- Delta Scald Guard Tub & Shower Faucets
- Cut off Valves under all Sinks & Toilets
- Pressure Reducing Valve

23. ELECTRICAL

- 400 Amp Service with all electric HVAC's
- Under Ground Service to House is Aluminum
- Copper Wiring Throughout; Stove and Dryer are Aluminum
- Lighting (Customer Selection)
- Ground Fault Protected in the Kitchen, Bathrooms, Garage & Exterior Outlets
- Smoke Detectors per Code
- Door Bell for Front Entry
- Eave Recess Can Lights Per Plan
- Telephone Outlet in Kitchen and Master Bedroom
- Cable Outlet in Family Room, Master Bedroom and Bonus Room
- Data/Computer Outlet in Bonus Room and Kitchen Desk Area
- Network Panel for Telephone/Cable Distribution in Closet
- Network Data Distribution Outlet (Customer Location Choice)

24. COVERED VERANDA

- Solid Concrete Foundation homes will have a concrete veranda
- Vented Vinyl Soffit

25. MISCELLANEOUS

- Decor Sheetrock Corners Rounded Small or Large: Beveled (Customer Choice)
- Architectural Fiberglass Shingles
- Vinyl Eaves, Soffit and Shutters (Per Plan)
- Gutters & Downspouts with Splash Blocks or Gutter Extensions
- Mail Box (per Community)
- HBW 2-10 Warranty
- Full service Warranty Department

26. CEILINGS

The first floor is a minimum of 9'; the second floor may vary between 8' and 9'. Since heights may vary per plan, talk with the New Home Professional for ceiling height information.

Customer Selections and Notes

1. Customer to have one (1) interior wall color, one (1) interior trim color and one (1) interior ceiling color. Customer will need to pay \$300 for each additional color. Any additional non-standard color (not on color board) will be \$800. An additional \$2500 will be required for eggshell or semi-gloss walls throughout the house.
2. Customer may select their own light fixtures through Woodland Homes approved supplier with a lighting allowance not to exceed \$2000. The two (2) ceiling fans are a part of the lighting allowance. Also, the \$2000 allowance will include light kits for the ceiling fans, remaining fixtures, bulbs, doorbells, smoke detectors, trims and taxes. Recessed trim kits are a part of this allowance.
3. If items have not already been ordered for a home under construction, customer may be able to make certain selections.
4. Ceramic tile flooring is limited to two (2) choices per home.
5. Cultured marble is limited to one (1) color per home.

Customer will make selections through the Dream Decorating Center with our professional Cabinet Designer, and Interior Decorator, Selections made in our Dream Decorating Center are provided by Woodland Homes' single source suppliers.

Periodically specifications are updated, refined or modified for clarification. Specifications are date sensitive and you will be provided with the most current specifications at the time you purchase your new home. Builder reserves the right to substitute materials if necessary.