

Village Woods Specs - Updated 5.9.19

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| Exterior | Exterior Finish | Brick/ Siding on dormer areas |
| | Sheathing | Structure board |
| | Foundation | Slab on Grade / Crawl Space |
| | Windows | Vinyl Double Hung GBG |
| | Walk | Stamped and colored concrete |
| | Driveway | Concrete broom finish |
| | Garage Door | 18' w/opener Insulated |
| | Garage Floor | Concrete |
| | Front Porch Handrails | Wrought Iron, <i>IF required by code</i> |
| | Shingles | Dimensional 40 Year |
| | Front Door | Six Panel Fiber Classic |
| | Sidelights & Transoms | Clear Glass <i>per plan</i> |
| | Patio | 10 x 15 / Concrete – <i>on grade broom finish</i> |
| | Gutters | Aluminum |
| | Outside WP Outlets | Two |
| | Hose Connections | Two |
| | Fascia, Soffit, & Frieze | Vinyl |
| Front Porch Flooring | Stamped & colored concrete | |
| Front Porch Ceiling | Vinyl w/recess lighting | |
| Interior | Casing | 445 MDF |
| | Base | 6 ¼" w/Cap / MDF |
| | Doors | Six Panel Masonite / Hollow Core / Smooth Finish / |
| | Walls | Sheetrock |
| | Ceilings | 9' on Main Level and 9' Upstairs, <i>if applicable</i> |
| | Floor | See Room Detail |
| | Sub-Flooring | Concrete Slab or ¾" T&G, <i>crawl only</i> |
| | Paint | 2 Coats of Flat Latex / <i>1 color walls, 1 color trim throughout</i> |
| | Stain | Per plan |
| | Phone Outlets | One |
| | Cable Outlets | Five |
| | Shelving System | Laminate in Master and Pantry Only / Closet Maid in others |
| | Ceiling Fan Outlets | Four |
| | Stairs | Open Tread—Oak stain Closed Tread—Oak Stain Hand Rails and Newel Posts---Oak stain Spindles—Metal |
| Foyer | Floor | Hardwood |
| | Ceiling | 9' Smooth Sheetrock |
| | Baseboard | 6 ¼" MDF |
| | Casing | 445 MDF |
| | Crown | One piece w/ drop cap |
| Dining | Floor | Hardwood |
| | Ceiling | 9' Smooth Sheetrock |
| | Baseboard | 6 ¼" MDF |
| | Casing | 445 MDF |
| | Crown | One piece w/ drop cap |
| | Other | Two piece Chair rail w/ reverse panel |
| Sunroom | Floor | Hardwood |
| | Ceiling | 9' Smooth Sheetrock |
| | Baseboard | 6 ¼" MDF |
| | Casing | 445 MDF |
| | Crown | One piece w/ drop cap |
| Family / Great Room | Floor | Hardwood |
| | Ceiling | 9' Smooth Sheetrock |
| | Baseboard | 6 ¼" MDF |
| | Casing | 445 MDF |
| | Crown | One Piece |

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| | Other | Direct vent w/ gas logs and marble surround |
| Kitchen / Breakfast | Floor | Hardwood |
| | Ceiling | 9' Smooth Sheetrock |
| | Countertops | \$44.99/ft. (Level D) |
| | Baseboard | 6 ¼" MDF |
| | Casing | 445 MDF |
| | Crown | One piece w/ drop cap |
| | Cabinets | Per Allowance |
| | Backsplash | Ceramic Tile (per allowance) |
| | Appliances | Per Allowance |
| | Faucet | Per portfolio |
| | Sink | Per Allowance |
| Hallway Down | Floor | Hardwood |
| | Ceiling | 9' Smooth Sheetrock |
| | Baseboard | 6 ¼" MDF |
| | Crown | One piece w/ drop cap |
| Hallway Up | Floor | Carpet (if applicable) |
| Bonus Room (if applicable) | Floor | Carpet (if applicable) |
| | Ceiling | 9' smooth sheetrock (if applicable) |
| | Baseboard | 5 ¼" MDF (if applicable) |
| | Casing | 445 MDF (if applicable) |
| | Crown | One Piece (if applicable) |
| Secondary Baths | Floor | Ceramic Tile (per allowance) |
| | Ceiling | 9' Smooth Sheetrock |
| | Baseboard | 6 ¼" MDF |
| | Casing | 445 MDF |
| | Crown | One piece w/ drop cap |
| | Cabinets | Per Allowance |
| | Countertop | Granite \$30.00/ft. (Remnant) |
| | Plumbing Fixtures | Per Allowance |
| | Shower | Ceramic |
| | Mirror | Plate Glass 42" Tall, Width of Vanity |
| | Bath Accessories | Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub |
| Secondary Bedrooms | Floor | Carpet |
| | Ceiling | Smooth Sheetrock / 9' on Main Level, 9' on 2 nd Floor |
| | Casing | 445 MDF |
| | Baseboard | 6 ¼" MDF |
| | Crown | One piece w/ drop cap |
| Master Bedroom | Floor | Carpet |
| | Ceiling | Single Box Tray w/ crown |
| | Casing | 445 MDF |
| | Baseboard | 6 ¼" MDF |
| | Crown | One piece w/ drop cap |
| Master Bath | Floor | Ceramic Tile straight run or brick pattern, (per allowance) |
| | Ceiling | 9' Smooth Sheetrock |
| | Baseboard | 6 ¼" MDF |
| | Casing | 445 MDF |
| | Crown | One piece w/ drop cap |
| | Cabinets | Per Allowance |
| | Countertop | Granite \$30.00/ft. (Remnant) |
| | Plumbing Fixtures | Chrome dual lever |
| | Shower | Ceramic Framed shower enclosure |
| | Tub | 5' Oval soaker tub |
| | Mirror | Plate Glass 42" Tall, Width of Vanity |
| | Bath Accessories | Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub |
| Laundry | Floor | Ceramic Tile straight run or brick pattern, (per allowance) |
| | Ceiling | 9' Smooth Sheetrock |
| | Casing | 445 MDF |

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| | Cabinets | Per Allowance |
| | Baseboard | 6 ¼" MDF |
| Closets | Floor | Carpet |
| | Walls | Sheetrock, Painted White |
| | Ceiling | Sheetrock, Per Plan |
| | Casing | 445 MDF |
| | Baseboard | 6 ¼" MDF |
| Attic | Floor | 10 Sheets of OSB, <i>if space allows</i> |
| Mechanical | Heating | Gas - 1 zone; 2 zone where applicable. |
| | Air Conditioning | Electric -1 zone; 2 zone where applicable. |
| | Insulation R Values: | |
| | Walls | R-15 |
| | Ceiling | R-38 |
| | Floor | R-19 (n/a for slabs) |
| | Attic Vent System | Roof Vents |
| | Foundation | |
| | Waterproofing | Drain Around Home Per Code (n/a for slabs) |
| Other | Security | Motion Detector, Keypad, Doors |
| | Smoke Detectors | Per Code |
| | Flood Lights | Pre-Wired for Two, Fixture out of Lighting Allowance |
| | Exterior Locks | Exterior Door with Deadbolts |
| | Interior Locks | Brushed Nickel Lever Handle |
| | Weather-stripping | Adjustable sills w/ Rubber Weather Stripping |
| | Electrical: | |
| | <i>switched receptacles</i> | 2 |
| | <i>Master Shower</i> | 1 |
| | <i>Front Porch</i> | 1 |
| | <i>recess lights</i> | 10 |
| | <i>under-counter lights</i> | 3 |
| | <i>step lights in stairway</i> | 2 if applicable |
| | <i>service</i> | 200 AMP |
| | <i>switches and receptacles</i> | White |
| | Water Heater | Rinnai Tankless |
| | Landscaping | \$2,500 |
| | Irrigation | \$1,750 |
| | Hardwood | 2 ¼" select oak |
| | Fireplace | Direct vent w/ gas logs and marble surround |
| Allowances | Appliances | \$3,900 |
| | Cabinets | \$18,000; <i>Includes cabinets for kitchen, baths & laundry</i> |
| | Carpet | \$18.00/yd., <i>Installed with pad</i> |
| | Ceramic Tile | \$2.50/sf, <i>material only / straight laid or brick pattern design</i> |
| | Kitchen Backsplash | \$200 total, <i>material only</i> |
| | Granite | \$44.99/sf (Level D), <i>includes Labor & Material, Kitchen Only</i> |
| | Light Fixtures | \$2,000, <i>Includes light fixtures, under cabinet lighting, bulbs, fans, floodlights, doorbell & chime, add \$200.00 if upstairs finished.</i> |
| | Mirrors | Plate Glass / 42" High by the Width of Vanity |
| Plumbing | Everything | See portfolio |