

# VALUE BUILDERS, INC.

## PRESENTS

### *"Waterford Village Addition"*

#### *LUXURY TOWNHOMES*

### SPECIFICATIONS

EXCAVATION	Foundation to be engineered and inspected prior to pour by foundation engineering company.
FOUNDATION	Engineered Post Tension foundation uniquely designed per lot.
EXTERIOR WALLS & MASONRY	Wood frame walls with ceilings per plan. 2x4 SPF studs 16" on center with 2x4 pressure treated bottom plates. 1x4 corner bracing. Brick and stone veneer per plan. Siding to be 7/16" Hardiboard concrete siding per plan. Exterior trim and fascia to be 2x4 subfascia with 6" rough hardboard fascia or equal. Soffits to be 3/8" hardboard or equivalent. 1x4 brick frieze as per plan.
ROOF AND CEILING FRAME	Conventionally framed roofs or engineered trusses per plan. Vaults, hips, pitch, etc., will be according to plan. #2YP 2x6' rafters and joists are used when trusses are not. Ceiling and roof bracing per applicable code.
ROOFING:	7/16" O.S.B. with ply clips; 15# felt, calotte fiberglass asphalt shingles, 26 gauge metal flashing. 25-year warranty on shingles.
DRYWALL	1/2" sheetrock on walls, 5/8" on ceilings. Ceiling and walls to be Monterey Drag or Orange Peel texture.
DECORATING	Interior walls to be flat latex wall paint. Interior trim and doors to be latex base semi-gloss. All exterior to be acrylic satin finish. Two (2) exterior color with deco front door color and two (2) interior colors.
WINDOWS	Low 'E' glass. Metal insulated per plan.
DOORS AND TRIM	Doors to be two panel arch top colonial design. Trim and base to be colonial style 2-1/8"
EXTERIOR DOORS	Insulated metal.
FLOORING	FHA approved carpet. 25 oz. continuous filament nylon, with a five (5) year limited warranty, over 1/2", 6# pad. Tile in all wet areas as per plan. Tile wood planks to be used on some plans.

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CABINETS	Cabinets to be pre-finished with flat panel doors and 30" uppers.
COUNTERTOPS	Kitchen tops and backsplashes to be tile.
KITCHEN SINKS	Builder line 33" x 22" stainless steel with Moen chrome plated two handle and spray 7910 or equal.
LAVATORIES	Cultured marble tops with built in bowls
WATER CLOSETS	Universal Rundle regular rim in white or equal.
FAUCETS	Delta or equal, double handle 4" spread oil rubbed bronze throughout.
WATER HEATER	50 gallon, energy miser, electric water heater.
TUBS	Master, Hall one piece fiberglass tub and shower unit with oil rubbed bronze single lever 2739 or equal.
HOSE BIBS	Two per side.
APPLIANCES	Whirlpool or equal per allowance. Slide in electric range, microwave and vent combination, 1/3 hp disposal and dishwasher.
HVAC	Overhead duct air distribution system. Energy efficient Goodman or equal air conditioner with a minimum SEER of 13. Ten (10) year compressor warranty. Electric outlet and vent provided for future dryer.
ELECTRICAL	GE breaker panel or equal. Number of circuits to City code. Wiring will be to all applicable National and City Codes including 220V to dryer. Block and wire for 4 ceilings fans, 4 telephone, 4 cable TV outlets, exterior lighting at front/back/side porches and garage per side. Standard garage outlets are GFI and will not operate a refrigerator or freezer.
HARDWARE AND LIGHTING	Oil rubbed bronze finish or equal on all light fixtures and hardware.
GARAGE FINISH	Ceilings and walls will be sheetrocked, textured and painted with flat paint.
SHELVING	MDF shelves with wood closet rods.
INSULATION	Walls to be R-13 fiberglass batts. Flat ceilings to be R-30 blown fiberglass. Vaults to be R-22 fiberglass batts. Polyseal as required.
DRIVES, WALKS, PATIOS	Driveway to be sized per plot plan, 4" broom finishes concrete; with #3 rebar. Walks will be 3' wide, broom finish concrete. Patios and stoops will be sized to plan, broom finish concrete.

FINISH GRADING &  
LANDSCAPING

Grade to divert water from house. Rainbird irrigation system to include one 3-zone system per side and grass on full yard with luxury upgraded landscaping to plan. Privacy fencing (where allowable) on sides and rear includes rear divider between left and right side with one gate per side.

WINDOW TREATMENTS

Mini-blinds on all windows and half-lite exterior doors with blinds.

WARRANTY

Builders Warranty includes 10-year on structure/foundation and a 1-year on Plumbing, Electrical, HVAC, Lighting, appliances, garage door/openers, floor coverings, and roof (damages caused by act of nature or negligence is not warrantied).

All changes to plans must be requested in writing and paid for prior to implementation by Builder.

MISCELLANEOUS

\* Builder has the option to substitute products that are equal to or better than those outlined on the specification sheet without prior notice due to changes and product availability.

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