



STANDARD FEATURES AND SPECIFICATIONS

STRUCTURAL

- Designed by professional and licensed structural engineer
- Post tension foundation design
- Concrete is 3000 p.s.i
- Wood framing with studs 16" on center
- Engineered and pre-built floor trusses
- Borate termite treatment at exterior stud walls

INTERIOR FEATURES

- Two panel smooth finish (painted) hollow core interior doors
- Lightly textured finish drywall
- Kwikset lever door hardware
- 4" MDF base boards throughout home
- Door heights – 8 feet at level 1 (except in low conditions under stairs). Second floor and 3rd floor (if applicable) heights are 6'8"
- Ceiling heights – 1st floor ceiling heights are 10 ft, 2nd floor are 9 ft and 3rd floor vary per plan
- Interior paint is Sherwin Williams Showcase level on walls and ceilings in flat finish. Trim is Sherwin Williams Southwest Builders series in satin finish
- R-30 blown fiberglass insulation in attic ceilings and R-19 batts in exterior walls
- Smoke and carbon monoxide detectors throughout
- All bedrooms and living room pre-wired for ceiling fans
- Pre-wired for cable TV and telephone in all bedrooms and living room
- Pre-wired for sound system in living room – 5.1 Surround
- Security system prewire
- Garage door opener with transmitters
- 5" wide prefinished engineered wood flooring provided on first floor main living areas, staircase and second floor hallway (first floor bedroom, if applicable, is carpet)
- Oak stair treads finished to match wood flooring with painted stair risers
- Carpet installed in bedrooms, bedroom closets and 3rd floor game room (per plan)
- Carpet – 25-ounce nylon in cut and loop patterns
- Wood interior handrails with metal balusters at first floor staircase
- Double paned low E vinyl windows



THE RESERVE
at
WOODMILL CREEK

- Quartz and natural Stone 2 cm countertops with laminated 1 ½”square edge (see standard and upgrade offerings at selection center)
- Tile kitchen backsplash (see standard and upgrade offerings at selection center)
- Closets to be finished out with shelving and round wood rods

EXTERIOR FEATURES

- Exterior veneer to consist of brick, stucco and cementitious siding panels per plan
- Stain guard fiberglass composition 30-year architectural shingles on roofing
- radiant barrier roof decking
- Concrete driveway and walkway to front porch
- Front porch and rear back patio to be brushed concrete
- Fully guttered roof with round downspouts
- Exterior hose bibs
- Fiberglass front doors painted finish to match selected accent color of home
- Exterior paint to be Sherwin Williams Southwest Builders Exterior Latex in satin finish with NP1 exterior caulk
- All exterior openings sealed with polyurethane sealant
- Irrigation system

BATHROOMS

- Tile flooring to be full bodied porcelain or ceramic tile (see standard and upgrade offerings at selection center)
- Quartz or natural Stone countertops with 1 ½” edge in all baths with undermount sinks (excluding powder which has pedestal)
- Drop-in soaking tub with tiled skirt, deck and tub splash for master bath
- Shower enclosures to be semi-frameless glass enclosure with matching hardware trim
- Bathroom mirrors to include framed mirror (excluding powder room)
- Bathroom accessories to include paper holders, towel bars and towel rings in polished chrome. Master to receive towel hooks if no towel bar space is available. Master to receive 2 towel bars and all other baths to receive 1 towel bar. Powder room to receive towel ring. No other baths to receive towel rings

KITCHENS

- Designer cabinetry in paint grade or wood stain with 42” uppers. Door styles include shaker, modified shaker or raised panel
- Quartz or natural stone countertops with 1 1/2” edge
- Kitchen Sink – Mirabelle under mount stainless sink – (model #IRUC3321Z)
- Garbage disposal – Badger #5 (1/2 horsepower)



APPLIANCES

Standard Bosch stainless steel appliances include:

- Bosch 30" built in Electric wall oven (model# HBL5351UC)
- Bosch 24" dishwasher (model# SHE3AR75UC)
- Bosch drop down door microwave (model# HMB50152UC)
- Bosch 36" 5 burner gas cooktop (model# NGM5656UC)
- Zephyr 36" vent hood (model# ZPYE36AS)
- Edgestar 15" wine cooler (model# CWR262DZ)
- Refrigerator, washer and dryer are not included in sales price

CABINETS

- Designer cabinetry in paint grade or wood stain. Door styles include shaker, modified shaker or raised panel
- Drawers are wood dovetail construction
- Doors are full overlay custom door styles
- All bath vanities are 36" tall, same as kitchen
- Crown molding on upper cabinets
- Utility room to have wooden shelf provided in space above washer/dryer

PLUMBING FIXTURES

- Bathroom faucets – 8" Moen Dartmoor faucet MT6805 (Polished Chrome)
- Shower faucet sets – Moen Dartmoor faucets MT2183 (Polished Chrome)
- Powder room and master toilet – Mirabelle elongated, comfort height MIRBD250WH
- Bathroom sinks – Mirabelle undermount (excluding powder)
- Powder room – Mirabelle pedestal sink MIRKW348AWH
- Kitchen Sink – Mirabelle under mount stainless sink – (model #IRUC3321Z)
- Kitchen Faucet – Kohler Cruette Pull Down K780-CP
- Master tub faucet (deck mount) – Moen Dartmoor faucets MT2183 (Polished Chrome)
- Master bath tub – Mirabelle Edenton drop-in soaking tub (model # MIREDS6032WH)



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LIGHT FIXTURES

- LED recessed can lighting main living areas and master bedroom (per plan)
- Flush mount fixtures provided at secondary bedrooms and closets
- All bedrooms and living room pre-wired for fan and light kit
- Bronze colored exterior floodlights (per plan)
- Fixture over garage (where applicable to be electric lantern)
- Under cabinet lighting at kitchen
- Decorative hanging and wall mounted light fixtures are not included

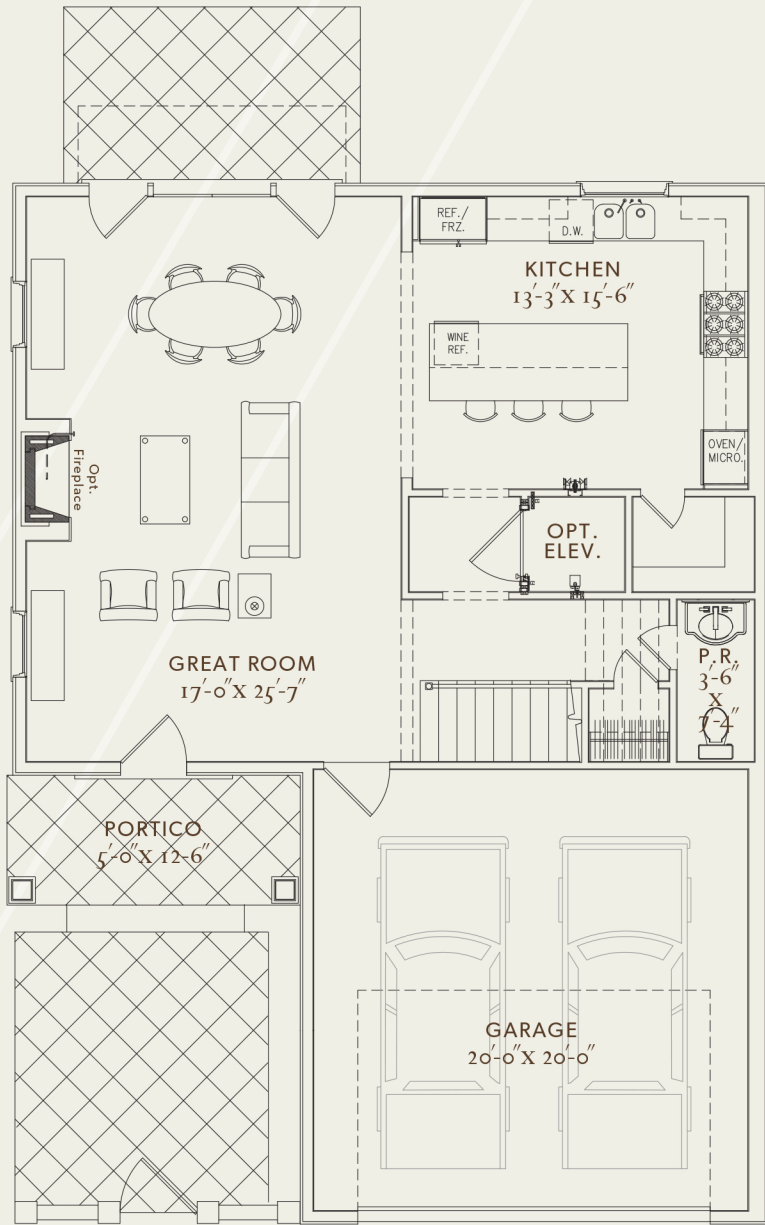
GREEN FEATURES

The homes will incorporate the most significant recent advancements in green building techniques. The more noteworthy features include:

- 16 SEER Lennox air conditioning system
- Radiant barrier roof decking
- Low E vinyl windows

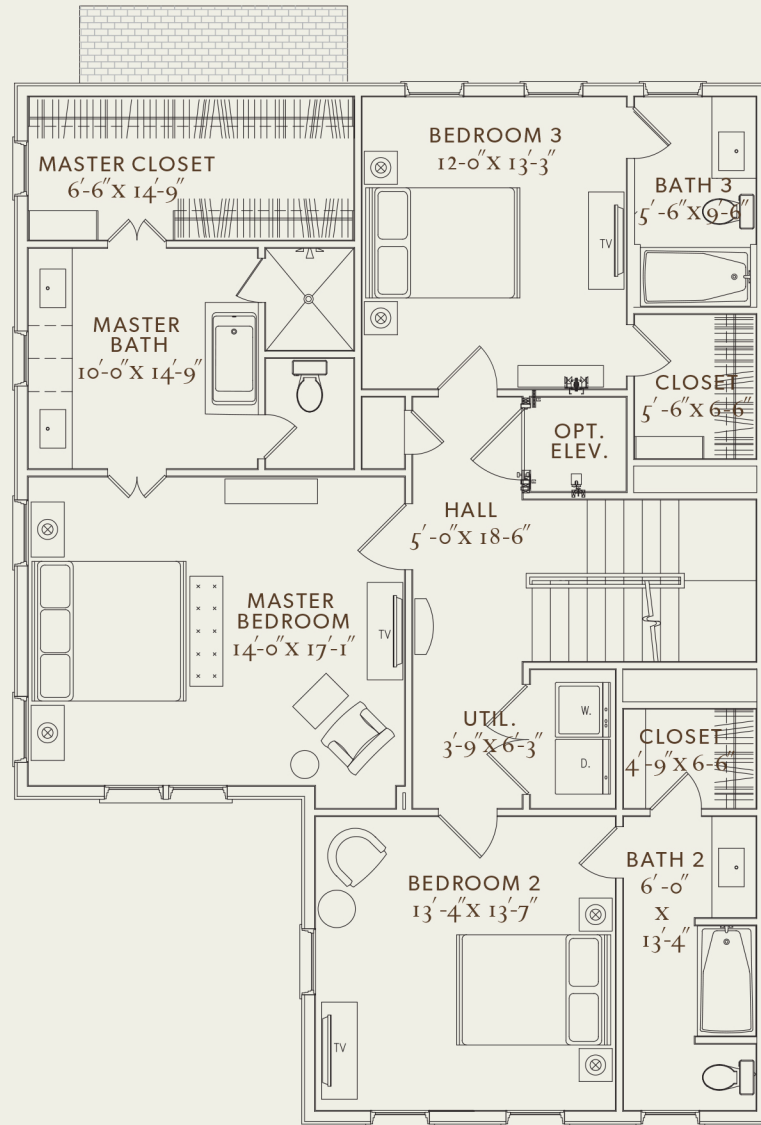
SELECTIONS AND CHANGES

- All finish items (cabinets, paint, countertops, tile, carpet, wood flooring, etc.) to be selected from selection room at sales center
- All change orders and upgrades to be in writing and signed by Buyer and Seller and paid in full before work begins or materials purchased

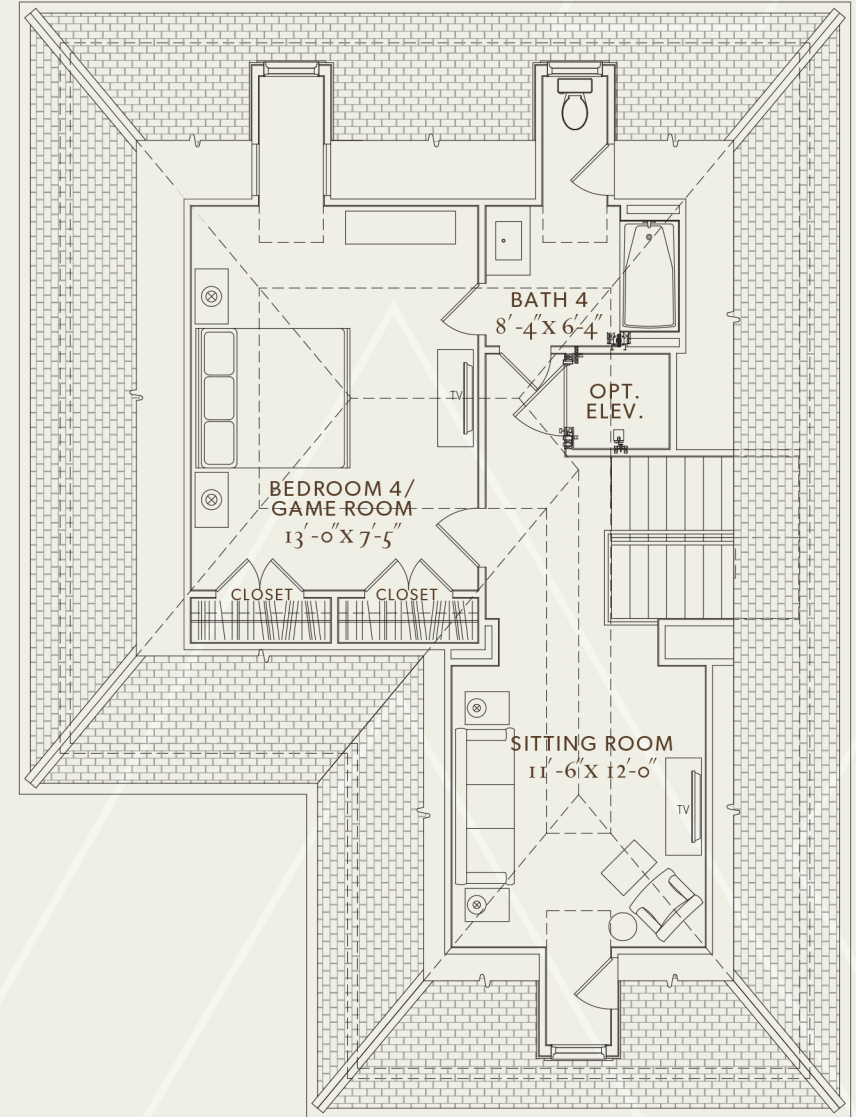


OPT. COURTYARD

FLOOR 1



FLOOR 2



FLOOR 3

THE RESERVE at WOODMILL CREEK

by PELICAN BUILDERS

