

Spring Street Village

Elegant Custom Craftsman Style Specifications • Features • Allowances

Presented By Award Winning Builder

JOHN WILLIS HOMES

EXTERIOR FEATURES

- ✓ All plans brick, shake,, hardiplank siding (*per plan*)
- ✓ Owner Brick Choices (\$255.00/thousand) (*White or Antique Ivory Mortar option available – priced by builder*)
- ✓ 25 Year Chalet Shingles
- ✓ Simulated Divided Light Windows (*front only*)(*Grids vary per plan*)
- ✓ One Trim Color—One Siding Color (*per plan*)
- ✓ 8' Craftsman Style Front Door (*per plan*)
- ✓ Front porch to be pressure treated on basements, bushed concrete on slabs (*size per plan*)
- ✓ Covered porches to be brushed concrete
- ✓ Full daylight basement (*per home site*)
- ✓ Brick Paver Walkways
- ✓ Carriage Style metal garage doors with two openers
- ✓ Sentricon Termite Treatment – Limited Lifetime Warranty

INTERIOR FEATURES

- ✓ Professional Interior Design service provided for your design selections
- ✓ 10' ceilings first floor/9' second floor (*per plan*)
- ✓ Tray and vaulted ceilings (*per plan*)
- ✓ Interior doors: 8' on 1st floor; 6'8" on 2nd floor
- ✓ 5" cove crown, 1 x 4 casing, and 1 x 8 base throughout the 1st floor, upstairs hallway and in Owner's suite; 356 casing and 5" speed base in secondary bedrooms and closets
- ✓ Built-in entertainment center or bookshelves in family room (*per plan*)(*paint grade*)
- ✓ Fold down stairs to attic
- ✓ Fireplace (*direct vent*) in Family room; w/ brick or marble surround (*standard selections*) to mantle height
- ✓ Interior Paint *Duron* – One overall color (*dark color selections priced by builder*)
Paint Color Change in one room (*dark base \$400.00 additional*)
(*Paint Color changes per room: \$300.00 light base - \$500.00 medium base - \$700.00 dark color*)
- ✓ One Trim Color Selection (*light base*) throughout home (*trim color changes priced by builder*)
- ✓ Ceiling Color – Wall Color or Ceiling White
- ✓ Brushed chrome door levers and hinges
- ✓ Basement design & layout customized for your future needs (*per plan*)

CUSTOM GOURMET KITCHEN FEATURES

- ✓ Stained cabinets standard
- ✓ Granite Countertops – Level 1 (*standard*)
- ✓ 6 recessed can lights
- ✓ Tile backsplash (*Owner Material Choices \$3.15 sq. ft.*)
- ✓ Stainless steel under mount sink with Delta Stainless Steel faucet (*473SS*)
- ✓ Garbage disposal
- ✓ Icemaker hook-up
- ✓ Water cut-off all lines

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- ∩ Stainless Steel Whirlpool Appliances with allowance of \$2,725.00 (*black available*)
(30" Double Oven – 30" Gas Cook top – Dishwasher, Microwave and Vent-A-Hood)

FLOORING FEATURES

- ∩ Hardwood flooring throughout entire first floor and main staircase (2-1/4" #2 red oak)
(Owner to choose color of stain and finish)(Spec. Walnut, Dark Walnut, Ebony, Red Mahogany, Jacobean, Red Oak Stains – available—priced by builder—not standard)
- ∩ Solid Wood Step Treads
- ∩ Tile floors in Jack and Jill/Guest baths (Owner Material Choices \$1.95 sq. ft)
- ∩ Large 12"x 12" ceramic tile flooring in the Owner's bath (Owner Material Choices \$2.75 sq ft.)
- ∩ Carpet allowance of \$18.00 per sq. yd. (\$2.00 per sq ft.) including installation/6 lb. pad
- ∩ Tile in laundry room (Owner Material Choices \$1.95 sq. ft.)

BATHROOM FEATURES

- ∩ Cultured marble vanities in secondary baths
- ∩ Granite (level 1) vanities in Owner's bath
- ∩ Separate his & her vanities in the Owner's bath (*vanities can be raised in height*)
- ∩ Whirlpool tub in Owner's bath with air switch (\$680 allowance)
- ∩ Elongated commodes in all baths
- ∩ Pedestal sink in first floor powder room (\$350 allowance)
- ∩ Exhaust fans in all commode areas
- ∩ Delta Stainless Steel Leland Series Plumbing Fixtures in powder & Owner's bath (8" spread)
- ∩ Delta Chrome Leland Series Plumbing Fixtures in secondary baths (4" mini spread)
- ∩ Chrome shower enclosure & built-in corner shower seat in Owner's bath
- ∩ Ceramic tile surrounds on auxiliary bath walls (Owner Material Choices \$1.95 per sq. ft.)
- ∩ Ceramic tile surround on master bath walls (Owner Material Choices \$2.75 per sq. ft.)

PLUMBING FEATURES

- ∩ All CPVC supply lines
- ∩ All water supply lines under fixtures have cut-offs
- ∩ Emergency main water cut-off
- ∩ Two outdoor spigots
- ∩ 50 gallon hot water heater (*Available Option: Two - 50 gallon hot water heaters*)
- ∩ Basements Stubbed for full bath (*pumps not included, if needed*)

ELECTRICAL FEATURES

- ∩ Structured Wiring (CAT5) for high speed internet access in all bedrooms & kitchen (*additional jacks \$65.00*)
- ∩ Clothes dryer set for electric (Gas Hook up available option: \$225.00)
- ∩ 14 recessed can lights (6 in kitchen, 2 in family room set on fireplace, 6 in hallways) - builder provided, does not come out of lighting allowance (*additional cans \$110.00*)

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- ✓ Drop Pendent Lighting Over Kitchen Bar (*wiring only – fixtures out of lighting allowance*)
- ✓ Cable TV receptacles in all bedrooms and wiring for flat screen over the fireplace in the Family room (*additional receptacles \$65.00 each jack*)
- ✓ Ceiling fan wiring for dual light/fan switch operation in all bedrooms and family room
- ✓ Pre-Wire for Security System
- ✓ Exterior flood lights on front & rear
- ✓ Exterior plug on front stoop and patio or deck
- ✓ Dual control gas heating & electrical cooling units with 2 separate programmable zoned thermostats
- ✓ Lighting allowance \$2,200.00 at Progressive Lighting

ENERGY FEATURES

- ✓ Insulated windows (fold out type) (*Simulated Divided Light grids on front*)
- ✓ Tyvek Home Wrap
- ✓ Screens for all operable windows on side and rear
- ✓ Ridge vent and turtle vents
- ✓ Insulation factors: Walls R-13, Ceilings R-30, Basement walls R-13, Garage Ceilings R-30

LANDSCAPING FEATURES

- ✓ Fully Sodded Yard (\$6000 allowance includes irrigation)
- ✓ Full Sprinkler system
- ✓ Pipe All Downspouts
- ✓ Professionally designed landscaping plan

COMMUNITY FEATURES

- ✓ Convenient to Vibrant Downtown Smyrna Restaurants and Shopping
- ✓ Community Park, Walking Trails
- ✓ Easy Access to 75 and 285
- ✓ Dramatic Floor Plan Designs and Architectural Features

CUSTOMER CARE COMMITMENT

- ✓ Homeowner Manual Review
- ✓ Pre-Construction Orientation with Builder
- ✓ Frame Stage Walk Thru with Builder
- ✓ Pre Settlement Walk Thru with Builder
- ✓ Homeowner Referral Program

WARRANTY FEATURES

- ✓ 7-day, 24-hour emergency Warranty Service
- ✓ 2-10 Home Warranty

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