

**Beech Creek**  
**Custom Specifications • Features • Allowances**  
**Presented By Greater Atlanta Home Builders Assoc. Builder of**  
**the Year**  
**JOHN WILLIS HOMES**

August 8, 2006

## **E**XTERIOR FEATURES

- ✓ Garage door with two openers
- ✓ Brick, Stone, Shake with low maintenance masonry Hardiplank siding (50 yr. Warranty)
- ✓ Custom designed shutters (*per plan*)
- ✓ Pressure treated deck with stairs to backyard (*12 x 16 - per plan*)
- ✓ Basement level patio (*finished concrete 12 x 16*)
- ✓ 30 year architectural shingle roof
- ✓ Owner Brick Choices \$275.00 per thousand with buff or gray mortar
- ✓ Sentricon Termite System – Limited Lifetime Warranty

## **I**NTERIOR FEATURES

- ✓ 10' ceilings first floor/9' second floor
- ✓ Interior doors- 8' solid core on first floor/ 6'8" hollow core on second floor
- ✓ Smooth ceilings both floors; coffered and tray ceilings done per plan
- ✓ 5" 3- piece Crown:Foyer/Dining room/Living room/Kitchen/Breakfast/Family Room/Owner's Suite ; custom wainscoting in Dining Room; 4" crown on second floor
- ✓ Howe casing and 8" base cap molding throughout first floor; 5205 on 2<sup>nd</sup> floor window and door casing
- ✓ Fireplace in Family Room with gas starter, custom mantle and choice of brick, marble (*standard colors*) or stone to mantle height
- ✓ Fold down stairs to attic
- ✓ Built in cabinetry in the Great room (*paint grade*)(*per plan*)
- ✓ Brushed Chrome Levers
- ✓ Basement design and layout customized for your future needs (*per plan*)
- ✓ Interior Paint *Duron* – One overall color (*dark color selections priced by builder*)  
Paint Color Change in two rooms (*dark base \$400.00 additional*)  
(*Paint Color Changes per room: \$300.00 light base-\$500.00 medium base-\$700.00 dark*

*base*)

One Trim Color Selection (*light base*) throughout home (*trim color changes priced by builder*)

Ceiling Color – Wall Color or Ceiling White

## **C**USTOM GOURMET KITCHEN FEATURES

- ✓ Stained Cabinets in kitchen, custom designed with brushed nickel cabinet pulls
- ✓ Granite Countertops (Level 1 – Standard Edge)
- ✓ Tile backsplash (*Owner Material Choices \$3.15 sq. ft.*)
- ✓ Icemaker hook-up
- ✓ Water cut-off all lines
- ✓ Top Grade Kitchenaid Stainless Appliances with allowance of \$6,693.00 (*Black available*)  
(*30" Double Oven, 36" Gas Cook top w/vent hood or downdraft vent, Microwave, and Dishwasher*)

## FLOORING FEATURES

- ✓ Hardwood flooring in foyer, kitchen, breakfast room, powder room, living room, family room, dining room and stairs to 2<sup>nd</sup> floor (*3 coats polyurethane standard; stains priced by builder*)
- ✓ 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 choices of \$18.00 per sq. yd. Includes installation/pad (*\$2.00 per sq. foot*)
- ✓ Tile in laundry room (*Owner Material Choices \$1.95 per sq. foot*)

## BATHROOM FEATURES

- ✓ Cultured granite vanities in master bath and powder; cultured marble vanities in secondary baths
- ✓ Separate his & her vanities in owner's bath (*owner's choice: vanities can be raised in height – to be priced*)
- ✓ Jacuzzi brand whirlpool tub in owner's bath
- ✓ Elongated commodes in all baths
- ✓ Raised vanities in all baths
- ✓ Stain grade furniture style cabinet in powder room (*per plan*)
- ✓ Exhaust fans in all commode areas
- ✓ Delta Victorian series fixtures in powder and owner's bath (*8" spread*)
- ✓ Delta Victorian series fixtures in secondary baths (*4" spread*)
- ✓ Frameless shower enclosure and spa style shower w/ built in seat in Owner's bath (*per plan*)
- ✓ Ceramic tile surrounds on all shower and bath walls (*\$2.75 per sq.ft. material allowance for master; \$1.95 per sq. ft. for all secondary baths*)

## PLUMBING FEATURES

- ✓ All water supply lines under fixtures have cut-offs
- ✓ Emergency main water cut-off in basement
- ✓ Two outdoor spigots
- ✓ Two 50 gallon hot water heaters
- ✓ Basement stubbed for full bath (*pumps priced per home site*)

## ELECTRICAL FEATURES

- ✓ Two (CAT5) Structured Wiring phone jacks for high speed internet access (*additional jacks \$65.00/each*)
- ✓ 30 recessed can lights-builder provided, does not come out of lighting allowance (*additional cans \$110.00*)
- ✓ Cable TV receptacles in all bedrooms, kitchen and family room (*additional receptacles (\$50.00 each jack)*)
- ✓ Telephone jacks in all bedrooms, kitchen and family room (*additional jacks \$45.00 each (Phone line is 3 pair)*)
- ✓ Ceiling fan wiring for dual light/fan switch operation in all bedrooms and Great room
- ✓ House pre-wired for security system
- ✓ Living room wall outlets switched for lamps
- ✓ Two sets of exterior flood lights
- ✓ Exterior plug on front stoop and deck
- ✓ Install 2 ceiling fans (*\$50.00 extra installs*)
- ✓ Dual control electric heating and cooling units with two separate programmable thermostats
- ✓ Distributed audio wiring with 2 speakers in 4 rooms w/ volume control

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*All plans to be developed, reviewed & approved by the owner  
All specifications & features are subject to change per spec. house plan, and at builder's discretion.*

✓ Lighting allowance \$5,000.00

## **E**NERGY FEATURES

- ✓ Insulated windows (fold out type) - Grids front only
- ✓ Screens for all operable windows on rear and sides
- ✓ Insulation factors: Walls R-13, Ceilings R-30, Basement walls R-13, Garage Ceilings R-30

## **L**ANDSCAPING

- ✓ Professionally designed landscaping plan with sod and irrigation throughout yard
- ✓ Pervious driveways for each house

## **W**ARRANTY FEATURES

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

## **C**USTOMER SERVICE COMMITMENT

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

## **C**OMMUNITY FEATURES

- ✓ Over 15 acres of Community Greenspace governed by the Oconee River Land Trust Conservation Easement
- ✓ Convenience to downtown Athens and UGA campus

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