



Your Villa Experts

“Compare Before You Buy!”

The “cheapest price” is not always the best value. Personal responsibility, integrity, experience and commitment are values that we put in to every Bridgewater Communities villa.

As you shop for the best value, please ask our competitors the following questions. If our competitors cannot explain what these items are or why they are important, ask one of our “VILLA EXPERTS” to explain these features and what their benefits are to you.

“An educated consumer is our best customer....” **BWC** _____ _____

Company Values

- | | | | |
|--|-----|--------|--------|
| • Are you a builder who says yes, yes, yes to changes? Some builders just say no, no, no | Yes | Y or N | Y or N |
| • Are you a builder who wants to build a villa that suits our needs? Some builders are not very flexible in allowing changes. | Yes | Y or N | Y or N |
| • Do you have infinite flexibility to “personalize” floor plans to meet our individual needs? | Yes | Y or N | Y or N |
| • Will we get to meet the President of the company? | Yes | Y or N | Y or N |
| • Will you give us the Company President’s cell phone number? Yes. Tim Miller, President and Owner (636) 299-1931. | Yes | Y or N | Y or N |
| • Does your Company President have an office in one of the communities so that he/she can interact with customers / us? | Yes | Y or N | Y or N |
| • Does your Company President personally attend each closing? | Yes | Y or N | Y or N |
| • Do you allow us to make Change Orders with NO additional CHANGE ORDER FEES? | Yes | Y or N | Y or N |
| • Are we allowed NON STANDARD options? BWC not only offers but encourages the personalization | Yes | Y or N | Y or N |

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of your villa.

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|--|------------|--------|--------|
| • Are we allowed to use any mortgage company and still get the best purchase price? | Yes | Y or N | Y or N |
| • Do we own the villa “fee simple”? Meaning that we own the building and land. | Yes | Y or N | Y or N |
| • Can we make all our color selections and receive option pricing on site? Some builders make you “run all over town” going to each of their vendors to make selections. | Yes | Y or N | Y or N |

Building and Design Features

| | | | |
|--|-----|--------|--------|
| • Are all interior bed/bath doors 2’-8” wide for a more spacious feel and greater livability? Most builders use bath and bedroom doors are 2’-4” and 2’-6” respectively. | Yes | Y or N | Y or N |
| • If we wanted 2’-8” doors are your plans designed to accommodate the wider doors? | Yes | Y or N | Y or N |
| • Are hallways 3’-6” wide? Typical is 3’-1” | Yes | Y or N | Y or N |
| • If we wanted 3’-6” wide hallways, would you change your plans to accommodate us? | Yes | Y or N | Y or N |
| • Is your staircase 3’-6” wide? Typical is 3’-2”. | Yes | Y or N | Y or N |
| • If we wanted a hand-rail on both sides of the staircase, is your staircase wide enough to accommodate that and still be within the building code/ | Yes | Y or N | Y or N |
| • Is the garage door opener with two transmitters an included feature? | Yes | Y or N | Y or N |
| • Skirt boards on staircases offer added durability and detail. Are skirt boards an included feature? | Yes | Y or N | Y or N |
| • Is Hi – Low shelving in the master bedroom walk-in closet an included feature? | Yes | Y or N | Y or N |

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| • Are Linen Closets for each bathroom an included feature? | Yes | <i>Y or N</i> | <i>Y or N</i> |
| • Are Brick and real “Quarry Cut” stone used on all front elevation designs as an included feature? | Yes | <i>Y or N</i> | <i>Y or N</i> |
| • Is 10 year “Watchdog” rubberized foundation waterproofing a standard feature? Many builders use “asphalt” “damp proofing” used as standard. | Yes | <i>Y or N</i> | <i>Y or N</i> |
| • Are Lever handle door handles included? | Yes | <i>Y or N</i> | <i>Y or N</i> |
| • Are Single lever plumbing faucets included? | Yes | <i>Y or N</i> | <i>Y or N</i> |
| • Are over 2,600 pre-priced options available to help you personalize your villa to your needs? | Yes | <i>Y or N</i> | <i>Y or N</i> |
| • Is the I - Joist Floor system used to minimize floor squeaks as an included feature? | Yes | <i>Y or N</i> | <i>Y or N</i> |
| • Are Sump Pumps an included feature? | Yes | <i>Y or N</i> | <i>Y or N</i> |
| • Are 4’ wide private walks from driveway to porch an included feature? | Yes | <i>Y or N</i> | <i>Y or N</i> |
| • Are “Keyways” poured in garage foundation walls? | Yes | <i>Y or N</i> | <i>Y or N</i> |
| • Will a blue print drawn be drawn for our personal home? | Yes | <i>Y or N</i> | <i>Y or N</i> |
| • Will a Pre-Construction meeting occur with you, and your sales and construction Villa Experts? | Yes | <i>Y or N</i> | <i>Y or N</i> |
| • Is a “Stand Tall” lower level ceiling design incorporated into my home? | Yes | <i>Y or N</i> | <i>Y or N</i> |
| • Do multiple Master Bath Design choices exist to accommodate your needs? | Yes | <i>Y or N</i> | <i>Y or N</i> |
| • Is wall insulation used around the laundry room and master bathroom to reduce noise transmission as an included feature? | Yes | <i>Y or N</i> | <i>Y or N</i> |
| • Is RC channel used on firewalls of attached villas as an included feature? | Yes | <i>Y or N</i> | <i>Y or N</i> |
| • Is hardwood flooring in the foyer an included feature? | Yes | <i>Y or N</i> | <i>Y or N</i> |

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| • Are decks constructed with low maintenance vinyl decking and handrail so that NO staining is ever needed? | Yes | Y or N | Y or N |
| • Is the Hall Bathroom 5-7” wide? | Yes | Y or N | Y or N |
| • Do all showers have seats built in to them as an included feature? | Yes | Y or N | Y or N |
| • Is solid wood backing installed for towel bars and paper holders as an included feature? | Yes | Y or N | Y or N |
| • Are painted 6 panel “Colonist” doors an included feature? | Yes | Y or N | Y or N |
| • Is painted base and casing an included feature? | Yes | Y or N | Y or N |
| • Is 3 ½” base board an included feature? | Yes | Y or N | Y or N |
| • Does wider casing and taller base come with higher ceiling packages to keep the scale in the room proportionate? | Yes | Y or N | Y or N |
| • Is an extra electric receptacle in the Laundry Room an included feature? | Yes | Y or N | Y or N |
| • Are Control Joints with vinyl water stops designed into the foundation an included feature? | Yes | Y or N | Y or N |
| • Are walk in closets in the Master Bedroom an included feature? | Yes | Y or N | Y or N |
| • Are the roofs shingles rated for a 30-year life and are they Architectural style for a better appearance? | Yes | Y or N | Y or N |
| • Will a Pre-Closing Meeting with sales consultant to review final documents and to get you prepared for closing take place? Your Villa Experts will! | Yes | Y or N | Y or N |
| • Are you a builder specialize in the Villa Market and have a track record of focused expertise within this niche? | Yes | Y or N | Y or N |

Bridgewater Communities, Your Villa Experts!!

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