

Senator Specifications

Structural

- Footing re-enforced with 5/8 structural steel bar
- 4" monolithic floor slab with vapor barrier and wire mesh re-enforcement
- Crack inducers cut into floor (limits unsightly shrinkage cracks)
- 8" concrete block masonry with re-enforced lintel and frame
- Engineered roof trusses with hurricane tie down straps
- 4 ply plywood sheathing on roof and ALL exterior walls
- All interior walls framed at 16" centers
- 30 year timberline roof shingle
- Vented ridge vent
- 16" vented aluminum soffit and 6" fascia
- Screen covers to all windows
- Exterior stucco walls with decorative lace detail and stone banding
- Double insulated exterior steel doors
- R30 ceiling batt insulation
- 3/4" Hi-R Exterior wall insulation board
- Decorative stone sills & trim

Interior

- Orange peel finish on all walls
- Spanish lace finish to all ceilings
- 12' ceilings in formal rooms
- 10' ceilings
- Tray ceilings (per plan)
- Rounded corner bead on all exposed corners
- Wood style window sills
- Crown molding to all ceilings and trays
- 5' base boards and choice of door styles
- (8) interior door handle styles in 7 different finishes
- \$18,000 flooring & tile budget
- Stone fireplace in family room
- Gas firebox
- Gas line for dryer, stove, fireplace & summer kitchen
- Central vac. System
- Surround sound pre-wire with speakers
- Audio wiring with speakers
- Cat 5 networking

Kitchen

- Ceramic tile floor
- Wood Frame raised panel cabinets
- 42" upper cabinets
- Soft close action drawers with dovetail construction
- Roll out drawers in base cabinets
- Granite countertops
- Stainless steel sink moen faucets
- Waste disposal
- \$10,000 appliance package
- Ice line for refrigerator
- Recessed can lights
- Closet maid shelving in pantry

Utility

- Ceramic tile floor
- Laundry tub
- Base and upper cabinets
- Washer & dryer hook ups

Master Bath

- Ceramic tile floors
- Walk through shower with 2 heads

Master Bath (continued)

- Jacuzzi style tub
- (2) oval sinks with chrome moen faucets
- Wood Frame Maple cabinets
- Soft close action drawers with dovetail construction
- (2) Medicine cabinet
- Beveled edge mirror
- Towel bar sets (several choices)
- Walk in shower
- Linen closet
- His walk in closet
- Her walk in closet

Pool Bath/ Jack & Jill

- Ceramic tile floors
- Ceramic tile shower and tub areas
- Oval sinks with chrome moen faucets
- Wood Frame Maple cabinets
- Soft close action drawers with dovetail construction
- Medicine cabinet
- Beveled edge mirror
- Towel bar sets (several choices)
- Linen closets

Mechanical

- 13 SEER 4t Trane heat pump (2)
- Bath exhaust fans
- Dryer exhaust duct with recessed coupler
- Microwave exhaust duct

Electrical

- TV outlet in Great Room, games room and all bedrooms
- Phone outlet in kitchen, study and all bedrooms
- Smoke detector in all rooms
- Wall mounted fan speed controls
- Wall mounted dimmer switches
- Decora light switches
- Fan pre-wire to bedrooms, great room, living room, study & lanai(2)
- Light fixture allowance (\$4,000)
- (6) exterior GFI switches
- Pool pre-wire
- Front door chime
- Automatic garage door opener
- 400 Amp power supply

General

- Septic system
- Water hook up
- Permit fees
- 9,000sf sod allowance
- Landscape allowance
- Lot clearance allowance
- Fill material allowance
- 10 year structural warranty
- 2 year builder's warranty
- 16' x 70' concrete driveway
- 4' sidewalk from front entry to driveway



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