

Standard 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

Interior

- Orange peel finish on all walls
- Spanish lace finish to all ceilings
- Vaulted ceilings (per plan)
- Tray ceilings (per plan)
- Rounded corner bead on all exposed corners
- Travertine window sills
- Colonial trim and choice of door styles
- (8) interior door handle styles in 7 different finishes
- Shelving in all closets

Kitchen

- Ceramic tile floor
- Wood Frame Maple 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
- Dishwasher (Whirlpool)
- Microwave/hood (Whirlpool)
- Smooth top range self cleansing range (Whirlpool)
- Ice line for refrigerator
- Recessed can lights

Utility

- Ceramic tile floor
- Laundry tub
- Base and upper cabinets (per plan)
- Washer & dryer hook ups

Master Bath

- Ceramic tile floors
- Ceramic tile showers and tub areas
- Jacuzzi style tub
- (2) oval sinks with chrome moen faucets
- Wood Frame Maple cabinets

Master Bath (continued)

- 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 (per plan)
- Her walk in closet (per plan)

Pool/ Hall Baths

- 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
- Bath exhaust fans
- Dryer exhaust duct with recessed coupler
- Microwave exhaust duct

Electrical

- TV outlet in Great Room and all bedrooms
- Phone outlet in kitchen 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 & lanai
- (3) exterior GFI switches
- Pool pre-wire
- Front door chime
- Garage door opener pre-wire
- Upgraded lighting package
- 200 Amp power supply

General

- Septic system
- Water hook up
- Permit fees
- 7,000sf sod allowance
- Landscape allowance
- Lot clearance allowance
- Fill material allowance
- 10 year structural warranty
- 2 year builder's warranty
- 16' x 40' concrete driveway
- 4' sidewalk from front entry to driveway



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