



# Standard Home Specifications (1)

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## CONSTRUCTION:

- Monolithic foundation with 3000 psi concrete
- Subterranean termite treatment and sealed 6 mil visqueen vapour barrier under slab
- Roof sheathing CDX exterior plywood (no strand board)
- Minimum 2X4 wood studs on all frame walls, 16" on centre
- Engineered roof truss system, 24" on centre
- Aluminium soffit and fascia
- 30 year fibreglass dimensional shingles, fungus resistant
- IMPACT Single Hung Windows with insulated low e glass
- Sliding Glass Doors with same glass as windows
- Hurricane Building Code included for Fully Enclosed Structure

## INSULATION & ENERGY SAVERS:

- Foam Sealed Insulated Roof over living area
- All windows and sliders with Insulated Glass, tinted as per 03-12 Energy Code
- 3/4" polystyrene closed cell insulation on exterior masonry wall of living area
- Testing and products required per 03-12 Energy Code

## ELECTRICAL:

- Minimum 200 amp service with circuit breaker panel
- Decora style silent butterfly switches
- Copper wiring throughout
- Door chimes and Smoke detectors
- Exhaust fan in each bathroom, 50cfm
- Carbon monoxide & Smoke Alarm system
- Ground fault circuit interrupter/Arc fault protected circuits per code
- Washer and dryer outlets
- Range hood and dryer vented outside
- Three exterior 110 volt weatherproof outlets
- Ceiling fans wired and installed with switches
- Automatic Garage door Openers For All Overhead Doors
- Recessed Lights and Fluorescent fixtures included per model design
- Wiring and installation of all other Light fixtures per plans (supplied out of Light Allowance)
- Prewiring for One wired telephone and Four Cable outlets



# Standard Home Specifications (2)

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## HEATING AND AIR CONDITIONING SYSTEMS:

- Engineered air conditioning and heating systems with 14 SEER efficiency
- Energy Calculations
- Programmable Thermostat
- Directional, dampered supply grilles and ducted returns for maximum air circulation
- Air conditioning vents in walk-in closets
- Ductwork mastic sealed, R-6 insulation
- Range duct thru roof (or side wall), dryer and bath fans ducted out thru the soffit (or side wall)

## PLUMBING:

- Acrylic Drop in Custom Tub for Master, Tile Wrapped Platform (some models)
- Granite vanity tops with integrated undermount white oval enamel sink.
- Elongated water closets, Comfort Height, white
- Widespread Bathroom Faucets
- Shower(s) with Independent Volume Control
- Tile Shower(s) with Square Chrome Drain Cover(s)
- Fiberglass wall mounted Laundry Tub with Chrome Faucet in Utility Room
- 40 gallon double element, energy-miser water heater
- 3 exterior hose bibs with 8b vacuum breakers
- 2" rough-in for washing machine with plastic box
- Copper water line to refrigerator for ice maker with easy disconnect box in wall
- Installation of Garbage Disposal supplied under Appliance Allowance
- Kitchen Sink under mount stainless sink for granite top (Hi/Low)
- Pullout Spray Kitchen Faucet

## INTERIOR & EXTERIOR FINISHES:

- Sherwin Williams washable paint on all walls & ceilings (two coats)
- Two tone paint, ceiling and walls different color. Flat on ceilings and eggshell on walls
- High quality semi-gloss enamel paint on all interior doors and trim
- Exterior Parge Coat of Cementitious Material painted with high quality latex paint and exterior doors receive two coats of acrylic paint
- 1/2" drywall with hand towelled Spanish knockdown texture on all walls and ceilings
- Custom 5-1/4" baseboard throughout house
- Crown Moulding in Master Bedroom (and as per model design)
- Wood kitchen cabinetry and bath vanities.



# Standard Home Specifications (3)

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- GRANITE kitchen countertop, standard edges
- Interior garage block walls with textured finish
- Bath mirrors over vanities
- Vinyl covered ventilated shelving in pantry, linens & closets
- All exterior doors are fully insulated, Fiberglass-clad doors with KWIKSET hardware and deadbolt locks
- Exterior French Doors to be Fiberglass, Full Lite, Impact, Insulated, Low e
- Exterior Solid (Opaque) doors to be 6 Panel
- Front Entry Door with Kwikset entrance handleset & Interior lever
- Triple hinged, raised panel masonite interior doors including all closet bifolds and pocket doors
- Cased bifolds
- Carrara marble or hardwood interior window sills
- Ceramic tile at Showers and Tub Platform with Material Allowance
- 16x7' raised panel steel overhead garage door Hurricane Rated
- Lift-Master Opener, 3/4hp, belt drive with battery backup, safety sensors, premium wall station and (2) #895 remotes
- Pull down staircase in garage (fire rated) to attic with light
- Lanai Screen Enclosure, white aluminium frame with chairrail and screen door
- Choice of Ceramic Tile or Laminate Flooring in all Living Area Rooms except Bedrooms and Bedroom Closets to be carpeting

## **INCLUDED ALLOWANCES:**

- \$3,000 Appliance Allowance
- Ceramic Tile OR Laminate Flooring in all Living Area Rooms except Bedrooms and Bedroom Closets. Tile and Laminate Choices determined by Builder.
- \$20 per yard Carpeting Allowance
- 8,000 sq.ft. Bahia sod Allowance
- \$1,500 Light Fixture and Ceiling Fan Allowance
- 900 sq.ft. of Concrete Drive and Walkway Allowance
- \$450 Underground Electrical Allowance
- Bath Accessory Allowance

## **EXTRAS NOT INCLUDED:**

Governmental and utility impact fees

Lot clearing, fill dirt and tractor grade work

Surveyor's Fees (as needed)

Utility connection fees for water and sewer

Septic system, septic engineering and drainage plan

Utility engineering for multifamily

Cost of raising the house slab due to flood requirements

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# *Standard Home Specifications (4)*

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Window treatments

Homeowner association fees

Builders risk insurance and Flood insurance

Landscaping and/or native trees

Pool package (Pool, Spa, Heating, Screen Cage, etc.)