

FOUNDATION

- 6 mil thick visqueen vapor barrier under slab
- All footings steel reinforced with No. 5 rebar
- 3000 PSI fiber reinforced 4" thick concrete monolithic slab

TERMITE TREATMENT

- Bora-Care treatment for subterranean termite protection
- Retreat and repair coverage for one year from date of closing
- Renewable retreat and repair coverage available annually

EXTERIOR WALLS

- Reinforced concrete block and masonry construction with textured stucco finish (wood frame where necessary)
- Reinforced concrete poured lintels, headers and vertical cells
- Continuous concrete and steel tie beam
- Roof trusses engineered to meet hurricane code
- Anchoring system engineered to hurricane code requirements
- Stucco stop to minimize possibility of water intrusion

WINDOWS, SLIDING GLASS AND EXTERIOR DOORS

- Insulated, LOW-E clear glass, single hung, white aluminum window frames with screens
- Insulated, LOW-E clear sliding glass door(s), white aluminum frames with screens (plan specific)
- Six panel fiberglass insulated front entry door(s) - (plan specific) or \$1,500 allowance to select a decorative impact resistant style door(s) - (plan specific)
- Hurricane shutters – steel panels

HEAT AND AIR

- 15 SEER air conditioning
- Air handler(s) located in air-conditioned space
- Puron refrigerant (R-410-a)
- Air conditioning vents in walk-in closets
- Bathroom fans vented to outside
- Kitchen exhaust vented to outside
- Dryer vented to outside
- Energy Star 7-day programmable thermostat(s)
- Energy Star rated lo-sone exhaust fans in all baths

PLUMBING

- Continuous CPVC incoming plumbing water lines throughout, including slab
- House water supplied by CPVC lines
- (3) exterior hose bibs
- 80 gl. energy saver water heater w/ re-circulating pump & timer
- Pedestal sink in powder room (plan specific)
- Guest bath(s) - Kohler/Sterling Vikrell tub(s) with tile walls
- Elongated toilets
- Pre plumbed ice maker line
- 1/3 hp garbage disposal

PLUMBING *continued*

- Moen Brantford or Eva style satin nickel bath faucets (choice of one style)
- Kohler drop-in soaking tub in master bath with tile deck (plan specific)
- Moen Colonnade single lever pull-out stainless steel kitchen faucet
- Double equal or big/little bowls in stainless steel under-mount kitchen sink
- Washer/dryer recessed wall hook-up with shut-off valve
- In-cabinet laundry tub (location plan specific)

ELECTRICAL

- 300 amp electrical panel
- Hard-wired smoke detectors with battery back-up located per building code
- Carbon monoxide alarms located per building code
- Structured wiring to include: (5) cable T.V. outlets (RG6) (choice of locations) (5) phone outlets (Cat 5) (5) data ports/computer outlets
- 220V water heater, dryer and range outlets
- Front door bell and chime
- (4) exterior weatherproof GFI receptacles
- Pre-wire for electric garage door opener
- (3) GFI outlets in garage
- Ceiling fan pre-wire in all bedrooms, family room or great room, and rear covered porch areas (number of fan pre-wires on rear porch is plan specific)
- Wire for and install under cabinet kitchen lighting
- Wire for and install microwave
- Recessed ceiling lights at plan specific locations
- Decora rocker switches throughout house

INSULATION

- Block walls: R-4.1 Fi-foil insulation on exterior block walls
- Exterior frame walls: R-13 batt insulation in garage adjacent to house
- Ceilings: R-30 blown and batt insulation over all air conditioned areas
- Poly foam adhesive seal at each exterior wall penetration

DRYWALL

- Interior garage block walls - painted wall color
- Smooth drywall finish on walls and ceilings
- Durarock - moisture proof cement board to 7' above finish floor behind tiled wall areas (plan specific)
- Designer plant shelves, arches, and niches (plan specific)
- Ceilings designed to be flat, vaulted, coffered and/or tray styles (plan specific)

PAINTING - INTERIOR AND EXTERIOR

- Low Volatile Organic Compound (VOC) interior paint
- Walls and ceilings: Choice of one designer color
- Semi-gloss paint on baseboards, doors, door casings, window sills and crown molding
- Two coats exterior Color Wheel Flex-Lox paint - Color selected by homebuyer from builder's chart

INTERIOR TRIM AND HARDWARE

- Raised 2-panel hinged interior doors (plan specific)
- Raised 2-panel bi-fold doors on closets (plan specific)
- 5-1/4" baseboard
- 3-1/2" Delta Howe door casing
- Kwikset lever locks with satin nickel finish
- Deadbolts on exterior door(s)
- Wood painted window sills
- Pull-down attic stairs in garage (except with front bonus room)
- Painted crown molding around the perimeters of main living areas (foyer, living/dining/family rooms, kitchen, nook and master bedroom (plan specific)
- Painted crown molding in all recessed ceiling locations

CABINETS AND COUNTERTOPS

- Merillat Seneca Ridge (maple raised panel) designer cabinets throughout house (Choice of stain color - Sable, Natural, Toffee, Kona or Sedona) with hardware
- Kitchen
 - 42" tall upper wall cabinets (layouts plan specific)
 - Base cabinets to be drawer over door
 - Base cabinets to have middle roll out shelves
 - Trash pull
 - Cutlery tray
 - Lower light shields on upper cabinets
 - Granite countertop with stainless steel under-mount double equal or big/little kitchen sink (kitchen tile backsplash described under wall tile)
- Baths
 - Base cabinets raised height
 - San Terra (crushed marble) ogee edged vanity countertops with choice of white or biscuit under-mount lavatory sink(s) (plan specific)
- Laundry
 - Base cabinet for laundry tub (location and size-plan specific)
 - 30" tall upper wall cabinets above washer/dryer

BATH WALL TILE AND ACCESSORIES

- Shower floor tile with pre-determined grout colors
- Wall tile walk-in shower up to 7' with pre-determined grout color (plan specific)
- Guest bath(s) - Kohler/Sterling Vikrell tub(s) with wall tile with pre-determined grout (plan specific)
- Tile bath walls to have soap dish and shampoo shelf (plan specific)

KITCHEN TILE BACKSPLASH

- Kitchen tile backsplash from countertop to bottom of upper cabinets

APPLIANCES

- GENERAL ELECTRIC PROFILE (stainless steel)
(Model numbers as noted or equivalent, style is plan specific)
- Dishwasher (Energy Star) - insulated PDW-7880
 - Microwave (exhaust fan vented to outside) PVM-1970
 - Electric 30" glass cooktop PP-912
 - Electric 30" single wall oven PT-916

SPECIALTIES (plan specific)

- Mirror above vanity areas
- White ventilated shelving in all closets
- Towel bars and toilet paper holder to match bath faucets
- Master bath shower enclosure (plan specific)
- Mirror door in master closet (plan specific)
- Rod shelving in master closet
- Five adjustable solid shelves in master closet and tie rack
- Moen Mirrorscapes mirror framing in master bath - choice of Series 2000-5000

LIGHT FIXTURES (plan specific)

- \$1,000 light fixture allowance for: foyer, dining room, nook, kitchen island or sink location, bath vanities and exterior garage (plan specific)
- Under cabinet lighting in kitchen
- Front and rear porches, hallways and kitchen areas with pre-determined recessed lighting locations
- Fluorescent light fixtures in pantry, laundry and walk-in closets

COVERED REAR PORCH (plan specific)

- Screening optional on all porches

FLOOR COVERING

- Stain-resistant carpet over 6 lb. pad
- Choice of designer tiles in foyer, extended foyer, kitchen, nook, laundry, master bath (clothes closet excluded), guest bath, powder room (plan specific) with predetermined color-coordinated grout color
- Proflex underlayment w/ tile floors to help prevent cracking

MISCELLANEOUS

- Architectural and community standards to maintain neighborhood integrity
- 2-10 Home Buyers Warranty on workmanship, systems and structural defects
- Two car garage (plan specific) with painted block walls
- Stucco stop to minimize possibility of water intrusion
- One-stop Design Center with professional decorator assistance

Disclaimer: Home prices are exclusive of decorator items and furnishings. Our policy of continual attention to design details and construction techniques requires that all floor plans, dimensions, specifications, colors, brand names, materials, and prices be subject to change without notice or obligation. Renderings are artist's conceptualization and should not be relied upon for accuracy.
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