

STANDARD HOME SPECIFICATIONS

LANDSCAPING/IRRIGATION/SOD

A full coverage irrigation system with automatic timer, rain sensor and backflow device per city standards will be provided. One Crepe Myrtle "street tree" will be provided per city requirements as well as a 2nd rear yard tree per city standards, a \$1,000 labor and material allowance is included for mulch and shrub planting. Full coverage St Augustine sod will be provided and installed.

CONCRETE

Slab on grade will be 4" thick, 3,000 psi concrete with a 6 mil vapor barrier on termite treated soil and 6x6 10/10 welded wire mesh. Concrete driveway and walks will be 3,000 psi concrete 4" and 6" thick as specified by city standards.

MASONRY

All exterior walls will be 8" CMU with 2,500 psi concrete vertical and horizontal filled cells with #5 rebar as indicated on the plan.

CARPENTRY/CABINETS/PRE-ENGINEERED WOOD TRUSSES

All interior framing will be 2x4 and 2x6 lumber at 16" on center. All interior walls to have 5-1/4" painted wood base. All kitchen and bathroom cabinets will be white shaker style, all wood construction with plastic laminate tops, cabinet and countertop upgrades are available at additional cost.

Pre-engineered wood trusses at 24" on center with a 5/12 roof pitch will be provided with all calculations and engineering required for permitting, all roof decking will be 1/2" plywood with plyclips and roof dry-in as required by code.

INSULATION/ROOFING

Batt and ridged insulation will be provided to meet all energy codes including R-30 ceiling batts and R-13 wall assemblies, sound batts will be provided at all restrooms and around master bedroom. Roofing will be 30-year architectural shingles by Owens Corning, GAF, Tamko or CertainTeed as selected by owner and dependent upon availability. Off ridge vents as well as aluminum soffit and fascia will be provided – gutters and downspouts are optional.

DOORS/WINDOWS/GLASS

Exterior entry doors to be 6 panel metal or fiberglass pre-hung doors meeting all wind load requirement and Florida Product approval, optional sidelights and vision lite are available. Interior doors will be 6 panel wood hollow core pre-hung with 2-1/4" casing. Windows will be single hung insulated, low-E glass, meeting area wind load requirements and Florida product approval code. Sliding glass doors will be insulated, wind loaded meeting Florida product approval codes.

WALL FINISHES

Exterior finish will be light textured stucco. interior walls will be ½" drywall with a light knock down ceiling finish and an orange peel wall texture. All paint will be Sherwin Williams or equal.

FLOORING

All bedrooms will receive carpet – a \$ 3.00 / sq ft (\$27.00 per square yard) labor and material allowance is included. All other areas will receive Luxury Vinyl Tile as selected by the owner a \$ 6.00 per sq ft labor and material allowance is included.

SPECIALTIES

One row of ventilated shelving is included in all closets.

APPLIANCES

A \$2,500.00 appliance allowance is included.

PLUMBING

Plumbing fixtures will be provided as per the plan.

Water and sewer services from the main to the home are included. Labor for installation of all fixtures indicated on plans are included. A materials allowance of \$3,200.00 is included with the attached fixture schedule to be utilized as a guide and example - final fixture selections by owner. All valves and miscellaneous drains, etc. are include in the plumbing price.

HVAC

Air conditioning will be sized per energy calculations required for permitting. System will include ducted supply and return as well as bath exhaust fans. System efficiency (15 SEER) will be as required by code with systems by Trane , Carrier or equal.

ELECTRICAL

Electrical layouts will be as per plan, a 200-amp electrical service will be provided. Electrical contractor will provide labor and materials to install all fixtures indicated on the plan. The attached electrical fixture list is provided as a guide only as a basis to establish a \$1,500,00 fixture allowance – final fixture selections to be by owner.