



Standard Home Features

(For Coral Sea, Sea Horse 1 and Sea Horse 2)

CONSTRUCTION:

- Monolithic or stem wall 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
- PGT Aluminium Single Hung Windows
- Hurricane Building Code included for Fully Enclosed Structure
- Hurricane Shutters for openings
- 24 ft. of 12x18 concrete culvert pipe

INSULATION & ENERGY SAVERS:

- R-30 Insulation over Living Area Ceilings
- R-11 Insulation in wood frame walls around conditioned space
- 3/4" polystyrene closed cell insulation on exterior masonry wall of living area

ELECTRICAL:

- Decora style silent butterfly switches
- Copper wiring throughout
- Door chimes and Smoke detectors
- Washer and dryer outlets
- Range hood and dryer vented outside
- Exterior 110 volt weatherproof outlets
- Ceiling fans wired and installed with switches
- Recessed Lights and Fluorescent fixtures included per model design
- Three telephone and television jacks



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HEATING AND AIR CONDITIONING SYSTEMS:

- Engineered air conditioning and heating systems with 13 SEER efficiency
- Directional, dampered supply grilles and ducted returns for maximum air circulation
- Air conditioning vents in walk-in closets
- Ductwork mastic sealed, R-6 insulation

PLUMBING:

- Cultured marble vanity tops and bowls
- Elongated water closets
- Moen Chateau chrome single lever faucets
- 40 gallon double element, energy-miser water heater
- Exterior hose bibs
- 2" rough-in for washing machine with plastic box
- Copper water line to refrigerator for ice maker with easy disconnect box in wall
- 1/2 HP garbage disposal
- Kitchen Sink Double compartment stainless steel

INTERIOR & EXTERIOR FINISHES:

- High quality washable paint on all walls & ceilings (two coats)
- 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
- 3-1/4" baseboard throughout house
- European Style kitchen cabinetry and bath vanities
- Mica kitchen countertop
- Bath mirrors over vanities
- Vinyl covered ventilated shelving in pantry, linens & other closets
- All exterior doors are fully insulated, Fiberglas-clad doors with KWIKSET hardware and deadbolt locks
- Triple hinged, raised panel masonite interior doors with wood grained texture including all closet bifolds and pocket doors



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- Framed /Cased bifolds
- Front entry doors with KWIKSET entrance handle set & interior levers
- Natural marble interior window sills
- Decorator ceramic tile at master bath shower and guest bath tub
- 16x7' raised panel steel overhead garage door
- Pull down staircase in garage to attic
- Dishwasher, Hood, Self-Cleaning Range and Refrigerator supplied by Builder
- \$15 per yard Flooring 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

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, sewer and power
Septic system, septic engineering and drainage plan
Window treatments
Homeowner association fees (where applicable)
Builders risk insurance and Flood insurance
Landscaping and/or native trees
Pool package (Pool, Spa, Heating, Screen, Cage, etc.)