



Standard Home Features (1)

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 with insulated glass
- 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
- 3/4" polystyrene closed cell insulation on exterior masonry wall of living area

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
- Under cabinet lighting in Kitchen
- 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
- Three telephone and television jacks



Standard Home Features (2)

HEATING AND AIR CONDITIONING SYSTEMS:

- Engineered air conditioning and heating systems with 14 SEER efficiency
- 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

PLUMBING:

- Whirlpool Vita Bath Jacuzzi Tubs for Master Platform (some models)
- Manibloc water distribution system
- Cultured marble vanity tops and bowls
- Elongated water closets
- Delta chrome single lever faucets
- Solid surface laundry tub integrated with solid surface top in utility room complete with chrome faucet
- 50 gallon double element, energy-miser water heater
- 3 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 under mount stainless sink for granite top
- Kitchen faucet single hole combo pull out

INTERIOR & EXTERIOR FINISHES:

- High quality washable paint on all walls & ceilings (two coats)
- Two tone paint, ceiling and walls different color
- 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
- Guttering at front elevation
- 1/2" drywall with hand towelled Spanish knockdown texture on all walls and ceilings
- Round drywall corners main areas
- Custom 5-1/4" baseboard throughout house
- Crown Moulding thru main living area and Master Bedroom (as per model design)
- Kraftmaid Wood kitchen cabinetry and bath vanities
- GRANITE kitchen countertop



Standard Home Features (3)

- 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, 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
- Framed /Cased bifolds
- Front entry doors with KWIKSET entrance handle set & interior levers
- Travertine marble interior window sills
- Decorator ceramic tile at master bath shower and guest bath tub
- 16x7' raised panel steel overhead garage door with foamed core insulation
- Pull down staircase in garage to attic with light
- **\$4,000 Appliance Allowance**
- Ceramic Tile Flooring in all Living Area Rooms except Bedrooms and Bedroom Closets
- \$20 per yard Carpeting Allowance
- 8,000 sq.ft. Bahia sod Allowance
- \$3,000 Light Fixture and Ceiling Fan Allowance
- 900 sq.ft. of Concrete Drive and Walkway Allowance
- \$450 Underground Electrical Allowance
- \$300 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
Window treatments
Homeowner association fees
Builders risk insurance and Flood insurance
Landscaping and/or native trees
Pool package (Pool, Spa, Heating, Screen Cage, etc.)