



STANDARD RESIDENTIAL FEATURES and SPECIFICATIONS

STRUCTURAL:

- Poured concrete monolithic slab and foundation.
- Slab has welded wire mesh on top of a vapor barrier and well compacted termite treated fill.
- Precast solid concrete walls
- Royal Concrete solid concrete floor system on 2nd floor

EXTERIOR DETAILS & STUCCO:

- Nominal 8” rough sawn cedar with 1 x 2 pressure treated drip edge.
- Medium textured stucco finish on all exterior walls and smooth textured finish on banding and interior garage walls (exterior walls only)
- Foam accents in select locations at front elevations, per plan.
- 6” Gutters with splash blocks installed around perimeter of the home.

ROOFING:

- Peel and stick
- WR Grace Ice and Water Shield
- Standing screen

EXTERIOR DOORS:

- Therma Tru or equivalent; nominal 8’0” high, insulated raised panel fiberglass entry door.
- Cabana Bath and MBR Exterior Single Hung Doors, if applicable per plan, per PGT or equal; nominal 8’-0” high, insulated steel, single-lite, impact glass per plan.
- Garage to house door is solid-core with self-closer.
- Garage doors are Amar or equal; nominal 8’- 0” high, raised panel steel doors.
- One (1) electronic door opener and two (2) remote transmitters for each garage door.

DOOR HARDWARE:

- Entry door hardware is Baldwin Logan Handleset with Wave Interior Handle or equal
- Secondary exterior swing door hardware is Baldwin Wave Lever or equal
- Interior door hardware is Kwikset Tustin Levers or equal

WINDOWS AND SGD:

- PGT or equivalent Impact Glass, white aluminum framed tinted glass windows with screens.
- PGT or equivalent, Impact Glass, white aluminum framed 8'-0" high sliding glass doors with screens.
- Fixed glass per plan.
- Under cabinet window per applicable floor plan(s).

MECHANICAL:

- Multi-zone, high efficiency (13.0 SEER minimum) central air conditioning systems with Carrier Puron or equal equipment per applicable plan.
- Carrier (or equal) digital programmable thermostats.
- Electric in-line heat strips for home heating.
- Exhaust fans in bathrooms as per the applicable building code operated by a separate switch.
- Tankless instant hot water heaters

PLUMBING

Master Bath

- Lavatory faucet(s) are Kohler Devonshire double handle with eight inch (8") spread, in chrome finish.
- Shower valve is Kohler Devonshire in chrome finish.
- Water closet is elongated, one piece, Kohler Santa Rosa white or biscuit. Trip lever and supply in finish to match bathroom.
- Vanity tops are granite with 1-1/2" bull-nose edge, four inch (4") backsplash and Kohler (K-2210 Caxton) undermount lavatories in white or biscuit.
- Tub is Kohler K-1164 Sunward 6, six foot (72" x 42") acrylic, white or bone, and jetted. Tub is seated in a raised platform with a tub mounted on/off switch.
- Tub faucet is Kohler Devonshire in chrome finish, mounted on tub deck, waste and overflow in matching finish. Location per applicable floor plan(s).

Power Room

- Lavatory faucet(s) are Kohler Devonshire double handle with eight inch (8") spread, in chrome finish. All locations per applicable floor plan(s).
- Water closet is elongated. One (1) piece, Kohler Santa Rosa white or biscuit. Trip lever and supply in chrome finish. Location per applicable floor plan(s).
- Upgrade level pedestal sink is Kohler Wellworth in white or biscuit.

Cabana Bath

- Lavatory faucet is Kohler Coralais double handle, with eight inch (8") spread, in chrome finish. Location per applicable floor plan(s).
- Water closet is elongated, (2) two-piece, Kohler Wellworth in white, or biscuit. Location per applicable floor plan(s).
- Vanity top is granite, in choice of colors, undermounted Kohler Caxton sink with 1-1/2" bullnose edge, four-inch (4") backsplash. Size and locations per applicable floor plan(s).

Secondary Baths

- Lavatory faucet is Kohler Coralais double handle, with eight-inch (8") spread, and chrome finish. Location per applicable floor plan(s).
- Tiled shower with Kohler Coralais shower valve, pressure balanced, in chrome finish. Location per applicable floor plan(s).
- Water closet is elongated, (2) two-piece, Kohler Wellworth in white, or biscuit.
- Vanity top is granite, in choice of colors, undermounted sink, Kohler (K-2210 Caxton), with 1-1/2" bullnose edge, and four-inch (4") backsplash. Size and locations per applicable floor plan(s).
- Size and locations per applicable floor plan(s).
- Tub (where applicable) is Sterling five foot (5') in white, or biscuit. Location per applicable floor plan(s).
- Tub faucet (where applicable) is Kohler Coralais in chrome finish.

Kitchen

- Sink is Kohler Lakefield, undermount with white or biscuit finish and Kohler Coralais pullout spray faucet in white, chrome or biscuit finish.
- Countertop is granite with 1-1/2" bullnose edge and full granite backsplash.
- Refer to appliance section for complete listing of included appliances.

Wet Bar

- Sink is Kohler Undertone 11-1/2" round stainless steel undermount, with Kohler Revival faucet in chrome finish.
- Countertop is granite with 1-1/2" bullnose edge and 4" backsplash.

Laundry

- Laundry tub is Mustee (Model #10) fiberglass drop-in tub with Kohler Coralais faucet in chrome finish.

Exterior

- Hose bib connections, one front, one each side and one rear.

ELECTRICAL:

- Minimum 300-AMP service in all models.
- Decora style switches.
- Hi-hate lighting package per standard electrical plan.
- Ceiling outlets are reinforced to a maximum of 50 pounds in all Bedrooms, Foyer, Breakfast, Dining Room and Lanai, and are installed in locations per plan. (Fixtures are not included, and any fixture installed over 50 lbs. is buyer's responsibility to reinforce trusses and J box outlet after closing).
- Smoke detectors are installed per code.
- Ground fault protected circuits in bathrooms and kitchen installed per code.
- Electrical hook-up and one (1) light switch for included pool/spa package.
- Dedicated outlet included at golf cart garage, per plan
- Double headed floodlights at front and rear corners.
- Fluorescent light fixtures at the Laundry Room, walk-in closets and garage.
- Fluorescent under cabinet lighting included in kitchen.

COMMUNICATIONS WIRING:

- One (1) GE Interlogix (or equal) distribution center with telephone and cable TV connection blocks located in the laundry room.
- Phone jacks are located in all Bedrooms, Study, Kitchen and Loft. See Sales Manager for locations. Phone wire is CAT5 home run to distribution center.
- Cable TV outlets in all bedrooms, study and family room. Cable wire is quad shielded, RG home run to distribution center.

SECURITY SYSTEM:

- One (1) master control panel.
- Two (2) Alpha Digital Keypads (English Display) installed at front door and door to garage.
- One (1) Digital communicator with telephone jack.
- One (1) Outside siren.
- One (1) Backup power supply.
- Two (2) Infrared motion detectors.
- Magnetic contacts on all operable doors and windows.

INSULATION:

- R-30 batt insulation in ceilings.
- R-19 insulation in framed walls abutting non air-conditioned space.
- R-30 in floors over non-air conditioned space.
- Factory installed insulation on exterior concrete walls.

DRYWALL:

- ½” drywall on walls; 5/8” drywall on bearing walls and ceilings.
- ½” Denshield or Hardi Backer on all tub decks, A/C platforms, behind sink in kitchen and laundry rooms, behind vanities in baths, and on shower/tub wall areas.
- Ceilings to receive knockdown finish, and walls to receive smooth finish (except baths). Bath and Kitchen ceilings and walls to receive smooth finish.

INTERIOR TRIM:

- 5-1/4” painted baseboard.
- All 8’-0” solid core Masonite doors with decorative design and 3-1/2” door casing.
- All pocket doors will be solid-core Masonite doors. Quantity, size and locations per applicable floor plan(s).
- Standard stairs will include carpet grade treads; paint grade stringers; standard ornamental metal balustrades; and stain grade (oak) handrails, posts and stringer caps.
- 7-1/4” painted crown molding in all standard coffer ceilings (excluding any round coffers) and master bedroom perimeter.
- Travertine (or equal) window sills.

STAIRS:

- Standard stairs will include carpet grade treads; paint grade stringers; standard ornamental metal balustrades; and stain grade (oak) handrails, posts, and stringer caps; and stain grade (oak) handrails, posts and stringer caps.

CABINETS:

- Solid wood cabinets in kitchen and bathroom.
- Kitchen includes crown molding, light valance, refrigerator front panel, 2 glass mullion doors, and upper cabinets.
- Laundry room includes upper cabinets per applicable floor plan(s).
- Counter tops specified under plumbing (above).

CLOSETS:

- Master Bedroom closets include laminate wardrobe system and chrome hanging bars in addition to a full height cabinet with four (4) shelves.
- Secondary bedroom closets will have one row of vinalad ventilated shelving per applicable floor plans.
- Linen & pantry closets will have four (4) Vinalad ventilated wood shelves each.

PAINTING:

Exterior

- All paint will be Benjamin Moore or Behr.
- Fascia will receive oil based primer and two (2) coats of super acrylic, semi-gloss finish per approved color selections.
- Color through stucco
- External doors will receive 350 semi-gloss enamel.

Interior

- All paint will be Benjamin Moore or Behr.
- Walls and ceilings will receive one (1) coat of primer and two (2) coats of 400 flat latex paint (one [1] color throughout).
- Doors and trim will receive one (1) coat of oil based primer and one (1) finish coat of white oil-based semi-gloss paint.
- Stain stair posts stringer cap and handrail will be Miniwax or Colorwheel 930 line.
- Caulking will be 25-year interior/exterior on all doors, trim and baseboards.

CERAMIC TILE AND MARBLE:

Living Areas

- 18" x 18" Saturnia marble, laid on diagonal in Foyer, Living Room, Dining Room, Kitchen, Breakfast, Family Room, Powder Room, Cabana Bath, Utility, adjoining hallways.

Secondary Baths

- Baths (other than Master Bath) will have 13" x 13" Shaw or equal ceramic tile, laid straight, on tub/shower walls and 13" x 13" flat finish tile, laid on diagonal, on floors, including shower floors, if applicable. Wall tile to be installed up to approximately 8".

Master Bath

- 18" x 18" Saturnia marble on diagonal on the floor and straight on shower walls, as shown in the color selection area.
- Saturnia tub deck with 6" backsplash, and 18" x 18" saturnia marble skirt.
- 18" x 18" Saturnia marble at shower area is installed to the ceiling. **Size of marble may be smaller on shower floor for proper drainage.**

CARPETING:

Carpet allowance for bedrooms.

BATHROOM GLASS AND MIRRORS:

Master Bath

- Mirror to bottom of light soffit or ceiling (per plan), full width of vanity. (Some mirrors may have multiple pieces)
- Clear 3/8" glass frameless shower enclosures. Hardware color TBD by homeowner.

Power Room

- Oval mirror over pedestal sink.

Cabana Bath

- 60" high mirror full width of vanity.

Other Secondary Baths

- 60" high mirrors installed, where applicable

APPLIANCES:

- **Refrigerator:** GE Monogram or equivalent in black or white, 48" wide with ice/water in the door. Applied door panels to match standard level kitchen cabinets. **In the event buyer elects to upgrade the cabinets and the finish, an additional charge will be issued.**
- **Double Wall Oven:** GE Monogram or equivalent in black or white, 30" double convection, and built-in wall mounted double ovens.
- **Cooktop:** GE Monogram or equivalent 36" gas, in black or white.
- **Microwave:** GE Profile or equivalent in black or white, wall mounted above cooktop.
- **Dishwasher:** GE Monogram or equivalent in black or white, with Stainless Steel interior.

- **Garbage Disposal:** ½ horsepower Insinkerator Badger 5 disposal at kitchen sink. No disposal wet bar.
- **Washer:** GE Profile extra large capacity.
- **Dryer:** GE Profile gas extra large capacity.

DRIVEWAYS AND WALKS:

- Concrete pavers set on sand with crushed rock with set soldier course, width of garage doors to street in standard shapes and colors. Allowance based on 25 feet of principal walkways.
- Entry walks to match driveway pavers, width to be 5’.
- Pavers are laid in locations as per plan (circular driveway is not included).
- Rear yard and front driveway pavers must match.

POOL & REAR PATIO:

- Pool includes up to 90 linear feet of perimeter.
- 6” x 6” waterline tile and white interior finish.
- Bullnose brick coping in standard color selections.
- Up to 1,000 square feet of additional pavers in standard shapes.
- Sealing of pavers is not included. Raised deck is not included.
- Electric, excavation, backfill, and permits are included.

MATERIALS:

Materials such as wood, wood grain, mica, carpeting, paint, cabinets, cultured marble, tile, pavers, granite, saturnia stone, brick, etc. are subject to shading and gradation and may vary from samples, models, color charts, or from each other in the same installation. Contractor shall not be liable for such variations.

Due to the nature of concrete products, an unpredictable, temporary change of appearance, called efflorescence, may occur. Efflorescence is a white haze, which is caused by free salts in the raw material and comes to the surface of the product via water through the concrete pores. The length of time that efflorescence remains, if it occurs, varies greatly and is primarily a function of environmental conditions such as frequency of rain, drying, and exposure to shade. It can occur within weeks of the manufacture of the product and can last 18 months or more. Ultimately, the efflorescence will wash away and the original color may become apparent.

COMMUNITY SPECIFICS:

Public water • Underground Cable TV, electric and phone service