



STANDARD FEATURES INCLUDED

ADMINISTRATION:

- . *Permit submitting and fees.*
- . *Revisions fees.*
- . *Impact fees.*

LOT AND SITE FEATURES:

- . *Lot evaluation*
- . *House location up to 90 FT edge of the street.*
- . *House pad is up to 1.5 feet higher from the crown of the road or 1 foot higher than BFE (Based Flood Elevation). Whichever is higher by FEMA rule.*
- . *Lot clearing: It includes removal of all trees and bushes where the house pad and driveway is located. It also includes 20 feet all around the house. Removed trees will be placed on the construction pit in the back of the lot.*
- . *House pad material will be taken from the back of the lot if it is a good quality material. There will be a change order at market price if fill loads have to be purchased to build the house pad.*

EXTERIOR BUILDING:

- . *Soil treatment for termite protection.*
- . *Vapor barrier under steel reinforce concrete slab.*
- . *Steel reinforced concrete slab.*
- . *Slab is monolithic or stem walls (per plan details).*
- . *Concrete block, steel reinforce from slab to tie beam or bond beam (per plan details).*
- . *Wood trusses engineered by truss factory.*
- . *Shingle roofing is including in all models.*
- . *Stucco for main wall is light skip trowel.*
- . *100% acrylic exterior paint.*
- . *Impact resistant aluminum windows and doors per plans. Colors are White or Bronze.*
- . *Aluminum soffit and gutters. Colors are White or Brown.*
- . *Two hose bibs, one at front and one on the back of the house.*
- . *Water system if needed includes a softener and a sulfur iron filters.*
- . *Pump for well is IHP or city water connection if available.*
- . *Septic tank and drain field system or sewer connection if available. Drain field will be located per Engineering code and Engineering inspection.*
- . *3 zone sprinkler system.*
- . *Landscaping sod is Bahia per plans and code.*
- . *Asphalt driveway.*
- . *Floor tile for lanai and entry.*

INTERIOR FINISHES:

- . *Light skip trowel for walls and ceilings.*
- . *Hollow core doors for rooms and closets.*

- . *Brushed nickel knob door locks.*
- . *Wood windowsills.*
- . *Baseboards are up to 5 1/4".*
- . *Doors casing up to 3 1/2".*
- . *Three color of paints. One for ceiling (Sherwin Williams White), one for main wall (Sherwin Williams Selection), and one for trim (Sherwin Williams White).*
- . *All closets with one row of wire shelving.*

KITCHEN:

- . *Stainless steel 4 package appliances: Dishwasher, side by side refrigerator, flat top range, and microwave.*
- . *Stain or paint grade wood cabinets with wood doors from our selection. Wall cabinets are up to 42" high. Brushed nickels round knobs or 7 1/4" bar handles are included.*
- . *3 cm granite countertop (level one) with standard edge profile.*
- . *Full tile back splash.*
- . *Pullout sprayer faucet.*
- . *Stainless steel under mount kitchen sink.*

BATHROOMS AND FLOORS:

- . *House floor throughout the house and bathrooms walls are 24" X 24" porcelain from our selection.*
- . *Stain or paint grade wood cabinets with wood doors from our selection. Brushed nickel rounds knobs or 7 1/4" bar handles are included.*
- . *3 cm granite countertop (level one from our selection), standard edge profile, and 4" back splash.*
- . *Bathrooms: White tub, white toilets, and white under mount porcelain sinks from our selection is included.*
- . *Shower and tub frame glass doors and panel.*
- . *Outside ventilation exhaust fans.*

PLUMBING:

- . *Supply from our selection all faucets, valves, tubs, sinks, and toilets (per architectural drawings).*

ELECTRICAL:

- . *Supply from our selection all vanities lighting and recessed lights (per architectural drawings).*
- . *LED recessed lights throughout the house are included per architectural drawings.*

AC AND ENERGY EFFICIENCY:

- . *14.00 SEER system.*
- . *R-30 ceiling insulation in all living area.*
- . *R 4.1 reflection vapor barrier in all exterior walls.*

GARAGE:

- . *Steel panel door braced for hurricane impact and protection.*
- . *Two remote control openers.*
- . *Two fluorescent lights.*