

Standard Features – Designer Series

NO EXTRA COST

PERMITTING

- County/City Building Permit
- Septic Permit (If applicable)
- 3/4-in. Water Tap - Allowance \$2,000.00
- Survey Allowance \$400.00
- Builders Risk Insurance

SITE

- Lot clearing allow \$400.00 scrape site
- Yard fill - allowance four (4) 14-yd. loads
- Septic - Based on normal installation
- Driveway allow 16-ft. wide maximum, 50-ft. length concrete - 3,000 psi, fiber mesh & reinforced wire
- 4-ft. wide sidewalk from driveway to front entrance with 3,000 psi concrete
- Concrete pads at all exterior doors

STRUCTURE

- All homes individually certified by licensed engineer to meet current hurricane building codes
- Foundation based on three (3) course stem wall Termite protection (soil poisoning) - One year warranty from treatment date
- Superior construction floor slab 3,000 psi concrete with fiber mesh and wire mesh (on chairs) over 6-mil visqueen vapor barrier on compacted fill
- Concrete block construction with continuous poured tie-beam, poured outside corners (connecting tie-beam with concrete footer) for maximum strength
- Engineered roof system (roof pitch 6/12) 1/2-in. CDX roof sheathing with clips (30-lb. felt)
- Off ridge roof vents
- Vented soffits for attic ventilation
- 1 x 8 Hardi Board fascia over 2 x 6 sub fascia
- Pressure treated wood wherever wood & masonry make contact
- All interior framing on 16-in. centers
- Disappearing wood stairway in garage attic (Light in attic at stairway)
- Light storage area over garage, size determined per truss engineering

EXTERIOR

- Dimensional Shingles – Owens Corning - Oakridge
- Cementitious Décor Finish - exterior complete
- Flo-crete floor covering at entry & lanai (if applicable)
- Screen lanai to floor, includes one screen door for plans with lanais
- Exterior doors fiberglass with FRAME SAVER JAMBS
- Deadbolts on all exterior doors
- 16-ft. x 7-ft. steel embossed garage door with glass window insert trim
- 2-car garage - 1 door opener & 2 controls,
3-car garage - 2 door openers & 2 dual controls

ELECTRICAL

- 200-amp Electric Service - Square D Panel Box
- Underground electric - Allowance \$400.00
- Standard Light fixtures supplied by Contractor included per plan: Fluorescent lights, recessed cans & trim, flood lights, standard doorbell & button
- Decorative Light fixtures - Allowance per plan
- Ceiling Fans - Allow to purchase fans per plan
- Smoke Detectors and Carbon Monoxide Detectors per code
- Wire and install two (3) floodlights
- Exhaust Fans in bathrooms
- Prewired for five (5) television outlets and five (5) phone jacks
- Two (2) weatherproof exterior electrical outlets
- Décor Switches - Standard Receptacles

PLUMBING

- Three (3) exterior hose bibbs (faucets)
- 50-gallon quick recovery water heater
- Icemaker line for refrigerator
- Recessed plumbing connections for washer and dryer outlet and vent
- Kohler Wellworth Elongated Toilet (white or biscuit)
- Kohler Caxton Undermount Oval China Lavs (sinks)
- Dayton Equal Bowl Kitchen Sink (SS)
- Delta 4380DST Waterfall Kitchen Faucet (SS)
- Delta Lahara Series Lavatory Faucets (SS)

APPLIANCES

- GE self-cleaning smooth top range
- GE dishwasher
- GE spacesaver microwave - vented to exterior
- Insinkerator Badger 5 garbage disposal

INTERIOR TRIM, DOORS & CABINETS

- Drywall Ceilings - Knockdown,
Walls - Orange Peel or Knockdown
- Finished walls and ceilings in garage
- Tub and shower areas Durock board to 6-ft. above finished floor
- Solid core door from house to garage
- Interior trim - painted
- 6-in. Baseboard
- Panel interior doors (style - owner's choice from Standard selections)
- Crown molding package: locations per plan (5/4-in. wood) excluding plans with 8-ft. exterior walls and cathedral ceilings
- Wood window sills (marble sills in wet areas)
- Vanity mirrors installed in wood trim - full width of Vanity
- Shower enclosure door - clear glass, SS trim in Master Bath - (excluding walk-in showers)
- 10-in. x 14-in. Porcelain wall tile in shower and tub areas
- Carpet allowance - \$20.00 per sq. yd. installed
- 18-in. x 18-in. Porcelain tile installed in Foyer, Kitchen, Nook, Laundry Room, and Bathrooms
- Ventilated shelving in all closets with shoe rack in master bedroom closet
- Wellborn wood Kitchen cabinets, raised panel doors with 36-in. uppers and crown molding
- Wellborn wood bath cabinets, 36-in. high Vanities on raised toe-kicks
- Cambria quartz solid surface tops - kitchen and baths

ENERGY SAVERS

- R-38 Attic insulation - Living Area
- Foam filled exterior block walls at living area with 3/4-in. insulation board on interior of living area block walls
- R-11 insulation in frame wall next to garage
- Insulated (double pane) Tinted Glass Aluminum Windows - LOW E
- 15 SEER High Efficiency Heat Pump System, 10 Year Warranty Parts & Labor
- ALL HOMES EXCEED FLORIDA ENERGY CODE REQUIREMENTS

PROFESSIONAL SERVICES

- Builder experience 36 years
- Award Winning Homes
- Professional decorating service

**"Building
in Polk & East
Hillsborough
Counties!"**

**MODEL HOME
858-3228**

Ernie White
CONSTRUCTION

**OPERATIONS
OFFICE
683-2782
FAX: 853-4177**