

STANDARD HOME CONSTRUCTION SPECIFICATIONS

GENERAL

- ◆ 10-year Structural Home Warranty
- ◆ Plan modification and design changes upon customer request with Architect
- ◆ Citrus County, FL building permits
- ◆ Citrus County, FL impact fees
- ◆ Builders Risk/Hazard insurance coverage
- ◆ Professional decorating assistance included
- ◆ Sewer and water connection fees – allowance (\$2,000.00)

SITE PREPERATION

- ◆ Site clearing- fill dirt and grading for standard homesite – allowance (\$4,500.00 will vary from site to site)
- ◆ 9000 sq. ft. of Floratam (allowance)
- ◆ Automatic Sprinkler system with rain sensor (9000 sq. ft. allowance on specific models)
- ◆ Landscaping package (plants) (\$1,000.00 allowance)
- ◆ 40'-0" of water and sewer lines

SLAB & FOOTINGS

- ◆ Soil under slab pretreated for termites
- ◆ 3000 PSI fiber-mixed monolithic concrete slab/foundation
- ◆ Min. 16" wide x 16" deep concrete footing, reinforced with horizontal steel rebar
- ◆ 6-Mil. Visqueen moisture barrier under slab
- ◆ 800 sq. ft. of 4" fiber reinforced concrete walks, stoops, pads, and driveway for front load garage homes (1500 sq. ft. of conc. For side load garages)
- ◆ 4" concrete pads egress doors and air conditioner and walkways from driveway to home's entry

EXTERIOR FRAME WALLS

- ◆ Wood studs 16" on center with double top plate at all load bearing walls
- ◆ Borate treated bottom plate to resist rot and termites
- ◆ 1/2-inch wood sub-siding (See plan for finish)

EXTERIOR MASONRY WALLS

- ◆ 8" masonry walls block walls covered with decorative cementitious finish
- ◆ Steel reinforced, horizontal conc. Bond beam at top of block wall
- ◆ Block cells reinforced with vertical steel and poured solid with concrete (Per architect's layout)

TRADEMARK HOMES

- ◆ All steel reinforcing (footings, vertical block cells and bond beam) lapped and tied, per code, prior to concrete encasement

ROOF AND EAVE

- ◆ Pre-engineered roof trusses at 24" on center
- ◆ Fungus resistant dimensional fiberglass shingles with 30-year mfg. warranty standard (upgrade to metal or tile roof upon request)
- ◆ Ridge and/ or roof vents or equal far attic ventilation (per code)
- ◆ 16" to 36" roof overhangs (as per plan)
- ◆ 2" x6" or 2" x4" sub-fascia covered with pre-finished aluminum fascia or wood. (per architect's design)
- ◆ Eaves covered with vented pre-finished vinyl soffit
- ◆ vinyl bead board or metal ceiling at entry, porches, and lanai (per architect's design)

INTERIOR WALLS/CEILINGS

- ◆ Bullnose corners in social/common areas of home. Sq. at windows and doors
- ◆ Finished garage walls and ceilings with drywall and/or cementitious finish to be painted

PAINTING

- ◆ Two coats of Sherwin-Williams A-100 exterior grade vinyl latex on exterior walls (finishes vary per architect's design)
- ◆ Pre-finished overhead doors and exterior fiberglass doors painted with two coats of semi-gloss latex acrylic
- ◆ Interior walls painted with two coats of Sherwin-Williams flat latex acrylic
- ◆ Interior woodwork – Sherwin-Williams primer oil-based enamel
- ◆ Walls – 1/2" drywall with orange peel texture
- ◆ Ceilings – 1/2" drywall with Spanish Lace texture
- ◆ Durarock cement board in baths and wet/moister prone areas
- ◆ Garage and Lanai floors finished with two coats of industrial concrete coating or stained concrete (per architect's design)

EXTERIOR DOORS & WINDOWS

- ◆ Insulated smooth fiberglass entry door(s)
- ◆ Overhead garage doors
- ◆ Vinyl energy saving insulated, double pane, low-e single hung windows
- ◆ Vinyl energy saving, double pane, low-e sliding glass doors

INTERIOR DOORS & TRIM

- ◆ Pocket doors per plan with double overhead rollers
- ◆ Interior Masonite panel doors
- ◆ Masonite panel closet doors

TRADEMARK HOMES

- ◆ Colonial or craftsman trim (standard – see plans for style options)
- ◆ Vinyl coated closet shelving (white) per plan as shown
- ◆ Door hardware (style and color options are available in model center)
- ◆ Three (3) hinges on all doors (except 8'-0" doors, (4) hinges)
- ◆ Volume ceilings – cathedral, tray or high and flat (per plan)
- ◆ Lever interior door handles
- ◆ Marble or wood window sills (per architect's design)
- ◆ Wood surround vanity mirrors
- ◆ Dreamline frameless tub/shower enclosure. Stainless steel hardware with clear or obscured glass (per plan)

PLUMBING AND FIXTURES

- ◆ Three (3) exterior hose bibs
- ◆ Moen & Delta faucets specified
- ◆ Steel tub/showers per plan
- ◆ 40-gallon energy hot water heater
- ◆ Drop-in laundry tub (per plan)
- ◆ Washer and dryer hook-up

ELECTRICAL

- ◆ Minimum 200 AMP service panel with breakers
- ◆ Exhaust fans at all baths
- ◆ Combination hard-wired smoke alarm and carbon monoxide detector with battery backup
- ◆ Pre-wiring for four (4) television outlets – RG-6 satellite dish cable ready
- ◆ Pre-wiring for four (4) telephone/ internet outlets
- ◆ Pre-wiring and switches for five (5) ceiling fans
- ◆ Three (3) weather proof outlets provided (front, rear, and side)
- ◆ Door chime provided
- ◆ Exterior sconce or ceiling hung lights at all pedestrian entrances
- ◆ Vapor proof lights above tubs and showers
- ◆ Standard kitchen lighting includes recessed and recessed eyeball lights (per plan)
- ◆ Decorative light fixture allowance (\$1,200.00).
- ◆ Garage door opener with two (2) remote controls
- ◆ GFI outlets in garage, kitchen and all baths (per code)
- ◆ Pull down attic stairs in garage with light in attic
- ◆ Rocker switches (standard)

HVAC

- ◆ Energy saving 14.00 SEER System
- ◆ Insulated flex ducts
- ◆ Air conditioner vent in all walk-in closets

FLOOR COVERING

- ◆ Quality wall to wall stain resistant carpets (see model center for selections)
- ◆ Tile tub and shower wet areas
- ◆ Ceramic floor tile (per plan)

INSULATION/EXTERIOR WALL FINISH

- ◆ R-30 fiberglass attic insulation over living area ceilings are batt or blown method (foam insulation upgrade available on request)
- ◆ One (3/4") inch rigid insulation board over exterior concrete block walls
- ◆ Textured stucco on exterior walls (see plan for design)
- ◆ Smooth texture on veranda and inside walls of garage

KITCHEN APPLIANCES

- ◆ General Electric and Frigidaire (Specified – Other brands available per request)

CABINETS AND COUNTER TOPS

- ◆ Granite, or Silestone counter tops standard (Concrete per request)
- ◆ All Wood cabinets (see model center for selections)
- ◆ All cabinet drawers are full extension, solid wood with dovetail joints and soft close feature
- ◆ All cabinet doors with soft close feature
- ◆ Choice of hardware (see model center for selections)