

Rusaw Homes by Pinecrest Building Corp.

STANDARD FEATURES

GENERAL

Bonded Builder 15 year Structural Home Warranty
Plan modification and design changes upon customer request
Each plan reviewed by professional wind load engineer
Citrus County, FL building permits
Citrus County, FL impact fees
Builders Risk/Hazard insurance coverage
Skilled decorating assistance

SITE PREPERATION

Site clearing, fill dirt & grading for house placement (allowance varies per plan & site)
9000 square feet of Bahia Sod (allowance)
Automatic Sprinkler system with rain sensor (9000 square ft allowance)
Landscaping package (plants) (\$1000.00 allowance)

SLAB

Soil under slab treated for termites
3000 P.S.I. fiber-mixed monolithic concrete slab/foundation
Min. 16" wide conc. footing reinforced with two 5/8" horizontal steel rebar
6-Mil. Visqueen moisture barrier under slab

EXTERIOR MASONRY WALLS

8" masonry block walls covered w/ decorative cementitious finish
Steel reinforced, horizontal conc. bond beam at top of block wall
An abundance of block cells reinforced with vertical steel and poured solid with concrete
All steel reinforcing (footings, vertical block cells & bond beam) lapped & tied prior to concrete encasement

EXTERIOR FRAME WALLS

Wood studs 16" on center with double top plate at all load bearing walls
Borate treated bottom plate to resist rot & termites
½ inch wood sub-siding w/wire lath & decorative cementitious finish

INSULATION

Concrete block – full 1" rigid foam insulation w/foil facing on two sides
Wood frame - 3 1/2" R-11 fiberglass batts
Ceiling of living area - 10" R-30 fiberglass batts
Attic knee walls - 6" R-19 fiberglass batts
Penetrations @ wood frame top plates and top of block walls sealed w/polyfoam to prevent air infiltration
Radiant barrier installed throughout attic to reduce solar heat gain

DRIVEWAY AND WALKS

880 sq. ft. of 4" fiber reinforced concrete walks, stoops, pads, & driveway for front load garage homes (1500 sq. ft of conc. for side load garages)
4' wide fiber reinforced concrete walk from driveway to Entry
Thin brick pavers @ Entry installed with Herringbone design (allowance varies per plan)

ROOF

Pre-engineered roof trusses @ 24" on center to meet required wind load
Fungus resistant dimensional fiberglass shingles w/ 30 year mfg. warranty
Cobra ridge vents or equal for attic ventilation
24" roof overhangs or as per plan
2"x 6" sub-fascia covered with pre-finished aluminum fascia
Eaves covered with vented pre-finished aluminum soffit
Vinyl bead board ceiling at Entry and Lanai

AIR CONDITIONING AND HEATING

14 SEER (nominal) energy saving air-to-air heat pump w/variable speed air handler and supplemental heat strip
HVAC system includes 7-day programmable thermostat and adjustable air registers
Insulated duct connections sealed w/mastic for leak prevention
Ducted HVAC supply register in all walk-in closets
Ducted HVAC returns from all bedrooms

ELECTRICAL

200 amp circuit breaker panel w/main disconnect
Copper wiring throughout
"Decora" style rocker switches
4 exterior weatherproof GFI duplex outlets
Smoke and Carbon Monoxide detection system
Pre-wiring for 5 ceiling fans w/switches for lights and fans
Pre-wiring home for future post light (trench & wire not included)
Structured cabling (organizes up to 6 TVs, 5 phones & 2 data ports)
Majority of light fixtures include low watt, energy saving bulbs
Lighting allowance package (varies per plan)
Attic light above pull down stairs
Entry door chime

PLUMBING

Acrylic drop-in soaking tub w/ceramic tile deck and splash for Master Bath (per plan)
Acrylic tub in secondary baths w/single lever tub/shower valves (per plan)
Water saving 1.28 gallon elongated china toilets
Under mount stainless steel double bowl kitchen sink with single lever high arc kitchen faucet w/pull down spray wand
¾ horsepower garbage disposal
Two handle sink faucets in all baths
Single lever pressure balanced shower valves
4 exterior hose bibs
Pre-plumbed for washing machine, including recessed wall connection box (if in a partition wall) with ¼ turn valves
Icemaker line for refrigerator in kitchen
Connection to potable water source, up to 40 feet
Up to 10 ft. of PVC waste line/ w std septic tank & drain field
50 gal. quick recovery electric water heater

WINDOWS & GLAZING

Vinyl energy saving insulated (double pane) low-e single hung windows
Energy saving (double pane) low-e sliding glass doors with either vinyl or aluminum frame depending on wind requirements
Tilt sash windows with screens
Marble windowsills
4' tall vanity mirrors, length of cabinet
Brush finish aluminum frame tub/shower enclosure or fixed panel(s) with clear or obscured glass (per plan)

INTERIOR WALLS/CEILINGS

Walls – 1/2" drywall with orange peel texture
Ceilings – 1/2" high strength drywall with lace texture
Bath wet areas – 1/2" cement backer board behind tub & wall tile
Bullnose corners in social/common areas of home (except at exterior door and window openings)
Finished Garage walls and ceilings with drywall and/or cementitious finish to be painted

INTERIOR DOORS AND TRIM

Molded panel, hollow core doors (incl. hinged, pocket & bi-folds)
Colonial style 2 ¼" casing and 3 ¼" baseboards

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STANDARD FEATURES

Choice of knob or lever style door hardware
Pull down attic stairs in garage (per plan)
Vinyl coated steel closet shelving (per plan)

PAINT

Two coats of vinyl acrylic paint on exterior walls
Pre-finished overhead doors and exterior fiberglass doors painted with two coats of semi-gloss latex acrylic
Interior walls painted w/two coats of interior/exterior latex acrylic
Factory primed interior wood surfaces painted with two coats of semi-gloss latex acrylic
Garage & Lanai floors finished with two coats of industrial concrete coating

EXTERIOR DOORS

Six-panel insulated smooth fiberglass Entry door(s) w/choice of Kwikset handset
Insulated smooth fiberglass Garage service door w/operable window & composite jamb to prevent wood decay near threshold
Exterior doors from baths, breakfast, and bedrooms are insulated smooth fiberglass w/full light glass and integrated mini-blinds
Other exterior doors are insulated smooth fiberglass
Sectional steel overhead garage doors with embossed panels, and lifetime warranty to original owner against rust through
Garage door opener with (2) remote controls

CABINETS AND VANITIES

¾ "solid Maple face frames and drawer fronts with flat panel Maple doors throughout
Choice of knobs and/or pulls for cabinet doors and drawers
Vast selections available of Corian, Quartz, or Granite countertops
All sink cabinets of plywood construction not particle board
Plywood veneer at all finished ends
Adult height (approx. 35" tall) bathroom vanity cabinets
Laundry cabinet (per plan) with beveled edge mica top
Medicine cabinets to match vanities

CERAMIC TILE/OTHER FLOOR COVERING

Ceramic tile floors in Kitchen, Nook, Laundry, Foyer, & Baths; set with isolation mortar (allowance varies per plan)
Ceramic tile shower and tub walls up to 7 feet
Recessed shower floors finished with ceramic tile
Recessed or corner shampoo shelves in all baths
Carpet flooring in Bedrooms, Study's, Living/Family/Great Rooms and other non-tiled interior rooms (allowance varies per plan)

LANAI SCREENING

Pre-finished aluminum framed (choice of White or Bronze) w/16" high splash panel at bottom and 18 x 14 screen mesh fabric included for homes without attached pools
Enclosure includes one 36" prefinished aluminum frame and screened door w/automatic closure

APPLIANCES

Dishwasher
Self-cleaning glass top range
21 cubic ft refrigerator w/icemaker
Microwave oven above range w/exhaust vent through roof

NOTE:

Features & Specifications are subject to change without obligation prior to sale