



## FEATURES & SPECIFICATIONS

### 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 PREPARATION

Site clearing, fill dirt & grading for house placement (allowance - varies per plan)  
9000 square feet of Bahia sod (allowance)  
Automatic sprinkler system w/rain sensor (9000 sq. ft. allowance)  
Landscaping package (\$800.00 allowance)

### SLAB

Soil under slab treated for termites  
3000 P.S.I fiber-mix monolithic concrete slab/foundation  
Min. 16" wide conc. footing reinforced with two 5/8" horizontal steel rebars  
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 w/dbl top plate @ all load bearing walls  
Borate treated bottom plate to resist rot & termites  
1/2" wood sub-siding w/wire lath & decorative cementitious finish

### INSULATION

Conc. 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 (1590 sq. ft. of conc. for side load garages)  
4' wide fiber reinforced concrete walk from driveway to Entry

### ROOF

Pre-engineered roof trusses @ 24" on center meet req. wind load  
Fungus resistant dimensional fiberglass shingles w/30-year mfg. warranty  
Cobra ridge vents or equal  
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

### 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 also 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 electrical 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  
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 valve  
Water saving 1.28 gallon elongated china toilets  
Choice of Corian or stainless st'l double bowl kitchen sink (Corian is integral/molded bowl & stainless steel is undermount)  
Single lever high arc kitchen faucet w/pull down spray wand  
Garbage disposal  
Two handle sink faucets in baths  
Single lever pressure balanced shower valves  
4 exterior hose bibs  
Pre-plumbed for clothes washer, including recessed wall connection box (if in a partition wall) with 1/4 turn valves  
Icemaker line for refrigerator in kitchen  
Connection to potable water source, up to 40 feet  
Up to 10 ft. of P.V.C. waste line w/std septic tank & drainfield  
50 gal. quick recovery electric water heater



## FEATURES & SPECIFICATIONS

### WINDOWS & GLAZING

Alum. frame energy saving insulated (double pane) low-e single hung windows & sliding glass doors  
Tilt sash windows with screens  
Choice of bronze or white window or sliding glass door frames  
All insulated windows and sliding glass doors include limited lifetime warranty  
Cultured marble window sills  
4' tall vanity mirrors, length of cabinet  
Silver finished alum. frame tub/shower enclosure or fixed panel(s) w/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  
Rear porch ceilings – exterior grade soffit board drywall  
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

### 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

### INTERIOR DOORS AND TRIM

Molded panel, hollow core doors (incl. hinged, pocket & bi-folds)  
Colonial style 2 1/4" door casing and 3/4" baseboards  
Choice of knob or lever style door hardware  
Pull down attic stairs in garage (per plan)  
Vinyl coated steel closet shelving (per plan)

### EXTERIOR DOORS

Six panel insulated smooth fiberglass Entry door(s)  
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 (allowance varies per plan)

3/4" solid Maple face frames and drawer fronts with flat panel Maple doors throughout  
Choice of select knobs and/or pulls for cabinet doors and drawers  
Standard selections available for Corian or Granite kitchen countertops  
Adult height (approx. 35" tall) bathroom vanity cabinets  
Corian Trimline counter tops with integral/molded sinks in baths  
Medicine cabinets in all baths to match vanities  
Laundry cabinet (if included per plan) with beveled edge mica top

### CERAMIC TILE

Ceramic tile floors in Kitchen, Nook, Laundry, Foyer, & Baths set w/crack 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

### OTHER FLOOR COVERING

Carpet flooring in bedrooms, Studies, Living/Family/Great Rooms and other non-tiled interior rooms (allowance varies per plan)  
Thin brick pavers @ Entry installed with Herringbone design (allowance varies per plan)

### LANAI SCREENING

Prefinished alum. frame (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 include one 36" prefinished alum. frame and screened door w/automatic closure.

### APPLIANCES (Allowance)

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**