

FEATURES & SPECIFICATIONS

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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. Master air filtering system included.

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) 5 TV outlets, 1 phone Majority of light fixtures include low watt, energy saving bulbs Attic light above pull down stairs Entry door chime. \$2,000 light fixture allowance.

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 steel 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 & drain field Water heater 50 gallon (total volume) capacity.

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WINDOWS & GLAZING

Alum. frame energy saving insulated (double pane) low-e Argon gas 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 – Vinyl bead board ceiling at Lanai - Bath wet areas – 1/2" cement backer board behind tub & wall tile Bullnose corners and Crown moldings 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 5/4" 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)

Oak or Maple wood "Legacy" cabinets. One bumped out and stepped up upper cabinet with crown moldings in kitchen. 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 all areas except bedrooms including 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, and other non-tiled interior rooms (allowance varies per plan) Textured Acrylic finish over concrete at entry and Lanai.

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. 6/1/2019