

SPECIFICATIONS

STRUCTURAL INTEGRITY

- All blue prints sealed by a structural engineer
- 3000 PSI steel reinforced concrete foundation and slab
- Above-slab BoraCare™ with Sentricon Termite Colony Elimination System on the perimeter of the building
- Concrete masonry block exterior walls with textured or smooth cementitious finish per plan
- 16" O.C. metal framing on non-bearing walls and 8" x 8" x 16" concrete block on parting wall
- Engineered roof trusses with hurricane fastenings at exterior walls
- 1/2" textured sheetrock at interior walls, knockdown Spanish Lace at ceilings
- Perforated aluminum exterior fascia and soffits
- Concrete Tile Roof

INSULATION

- R-5.1 insulation at masonry walls
- R-30 insulation at all ceilings

ELECTRICAL

- Cutler Hammer AMP service per plan
- Structured wiring by Leviton
- RG6 Quad Shield cable outlet in master bedroom, secondary bedroom, den and family room
- CAT-5E telephone outlet in kitchen, family room, master bedroom, secondary bedroom and den
- Security system with keypad
- Ceiling fan prewire and light fixture with two switches in master bedroom, secondary bedroom, family room and covered rear lanai
- White Rocker interior switches
- GFI exterior outlet at front and rear of home and at heat pump location

WINDOWS & SLIDERS

- Dual-pane clear glass white aluminum frame EnergyStar windows
- All operable windows screened
- Single-pane clear glass aluminum frame sliding glass doors per plan

INTERIOR DOORS

- Six panel interior swing doors in wood cased opening with painted hinges
- Bypass or swing doors at closets per plan
- Schlage Birmingham Chrome interior locking handsets

EXTERIOR DOORS

- Insulated fiberglass "Smoothstar" front entry door by Therma-Tru® with sidelights per plan
- Schlage Camelot/Birmingham handset in Chrome at front door
- Metal fire rated garage entry door with closer
- Schlage deadbolt/handset in Flair Chrome at garage entry door
- Wind-rated, 4-panel overhead garage door, painted per master plan for the community with opener

INTERIOR TRIM DETAIL

- 2-1/4" Colonial Casing
- 3-1/4" O.G. Ultra Density Fibercaging baseboard

CABINETS & COUNTERTOPS

- Corian countertops in all baths
- 30" upper cabinets in kitchen
- Corian Countertops in the kitchen

PAINT (Sherwin-Williams)

- Interior walls and ceilings in "Natural Choice" with white trim
- Exterior color per Master Plan for the community

LIGHT FIXTURES

- Decorative light fixtures at Dining Room and Nook
- "Tulip" light fixtures in all bathrooms
- Decorative mushroom light fixtures in all bedrooms and Family Room
- Exterior coach light per plan
- Recessed can lights at kitchen, hallway, foyer and second floor units. Cove lighting in first floor units in kitchen.

AIR & HEATING

- Lennox 13 SEER minimum system with heat pump per plan
- 5-year manufacturer's limited warranty on compressor
- Honeywell programmable thermostat

PLUMBING

- Moen Castleby chrome single handle faucetry in all bathrooms
- Corian undermount sinks in all bathrooms
- Sterling elongated commode in white in all bathrooms
- Sterling/Moen bathtubs (locations per plan)
- Rod for curtain at showers and bathtubs (locations per plan)

- 6" x 6" ceramic tile in shower/bath area in all bathrooms
- Corian undermount double basin sink in kitchen
- A.O. Smith/Rheem 40-gallon electric water heater
- Exterior hose bib(s) per plan

FLOOR COVERING

- Mohawk carpet at all non-tiled interior living spaces per plan
- Choice of carpet colors from builder's selection palette
- Magic IV - 7/16" 6 pound rebound carpet underpad
- 13" x 13" "Meridian" tile at all wet areas and foyer in choice of colors from builder's selection palette
- Warm gray tile grout

APPLIANCES

- GE glass-ceramic electric range in choice of white, stainless steel, or black
- GE non-vented Spacemaker® Over-The-Range microwave in choice of white, stainless steel, or black
- GE dishwasher with QuietPower IV sound package, variable cycles/options, in choice of white, stainless steel or black
- Badger 1® 1/3 HP garbage disposal

EXTERIOR SURFACING

- Concrete drive and entry walk with broom finish per plan
- Concrete community sidewalk with broom finish
- Concrete covered lanai with acrylic coating

LANDSCAPING

- St. Augustine Floritam sod with irrigation system in front, back and side of home except in potential drainage easement areas
- Foliage planting package at front of home, per master plan per community
- Mailbox per community specifications

MISCELLANEOUS

- 2" faux wood blinds on front facing windows in soft white
- Garage door opener Liftmaster 1/2 HP with two remotes



Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, reference should be made to the prospectus (offering circular), purchase agreement and documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee.

Specifications are subject to modifications, revisions, and changes without notice. Builder, at its sole discretion, reserves the right to substitute items of like quality. CBC #053086 (CFL), CBC #044449 (SWFL), CGC #057906 (WFL), CGC #057891 (NFL) 2/06

