Model 1840, 1874, 1938 Specifications

CONSTRUCTION

- Lot clearing and filling, all grade work (on standard 80'x125' lot)
- All permit, impact, drafting, engineering fees
- All utilities bills during construction
- All utilities connections (electrical, water and sewer)
- All models engineered for 160 mph winds
- Monolithic 4" reinforced slab (stem wall required at some of the lots at additional cost)
- Exterior block walls with stucco finish on exterior
- Secondary water barrier on roof
- Exterior dense shield ceilings
- GAF dimensional shingles
- R-30 ceiling insulation R 4-1 fi-foil insulation exterior block walls and R-11 insulation garage separation wall
- 1/2" sheeting with radiant barrier for roof decking

INTERIOR

- Wood frame interior walls
- Drywall with knock down finish on ceilings and orange peel on walls
- Sherwin Williams Cashmere paint flat interior walls one color throughout and 2 accents
- Wainscoting in dining room
- Interior doors 6'8"
- Light fixtures (1200.00 allowance)
- Recessed lights in kitchen
- Appliances Whirlpool stainless steel package
- 3cm granite with eased edge and under mount sinks in kitchen and bathrooms
- All wood cabinets with hardware
- Kitchen tile backsplash
- Laminate flooring throughout main areas except bathrooms and laundry (tile) and bedrooms (carpet)
- Air returns in all bedrooms
- Wire shelving in all closets
- 40 gallon water heater
- 5 1/4 high baseboard

- 5 1/4 crown molding in all the coffers, master bedroom, master and guest baths
- 3 1/4 door and window casing
- Mirrors in Bathrooms
- Wall tile to the ceiling in showers and garden tub area
- Shower glass in master bathroom
- Laundry sink with stainless steel sink and pull down faucet

EXTERIOR

- Bahia sod
- Gutters in front of the house
- Three outside hose bibs
- 16” overhangs with 6” fascia
- 15 Seer central A/C & heating
- Energy Efficient Low e windows, exterior fiberglass doors, hurricane shutters

GARAGE

- Garage door opener with 2 remotes
- Stucco finished garage walls
- Sherwin Williams exterior Super paint satin 4 colors
- Concrete 4” driveway and side walk