



Model 1938

Standard Specifications

- Lot clearing and filling, all grade work (on standard 80'x125' lot up to 40 loads of fill is included anything over the 40 loads is the homeowner's responsibility)
- All permit, impact, drafting, engineering fees
- All utilities bills during construction
- Monolithic 4" reinforced slab (stem wall required at some of the lots at additional cost)
- Exterior block walls with stucco finish on exterior
- Dimensional shingles
- R-38 ceiling insulation R 4-1 fi-foil insulation exterior block walls and R-11 insulation garage separation wall
- 1/2" sheathing for roof
- Wood frame interior walls
- Drywall with knock down finish on ceilings and orange peel on walls
- Light fixtures (1,400.00 allowance)
- Mirrors in Bathrooms
- Three outside hose bibs
- Appliances Whirlpool stainless steel package per attachment
- Plumbing fixtures per attachment
- Interior door 6'8" style per attachment
- 16" overhangs with 6" fascia
- Concrete driveway, walkway and entry
- Kitchen tile backsplash
- Recessed ceilings per model
- Bahia sod

- Gutters in front of the house
- 15 Seer central A/C & heating unit
- Energy Efficient Low e non Impact vinyl white windows
- Hurricane shutters
- Air returns in all bedrooms
- Wire shelving in all closets
- 40 gallon water heater
- 5 1/4 high baseboard
- 5 1/4 crown in main living area with cup moulding accent
- 5 1/4 crown in all bedrooms
- 3 1/4 door and window casing
- Pergo 12 mil laminate flooring throughout main areas except bathrooms and laundry (tile) and bedrooms (carpet)
- Wall tile to the ceiling in showers and garden tub area
- Laundry sink
- All wood cabinets with hardware
- Level 1 3cm granite with straight edge in kitchen and 2 bathrooms
- Garage door opener with 2 remotes
- Stucco finished garage walls
- Water softener and sulfur eliminator
- Power connection when there is pole and transformer on site has no charge from FPL, any additional charges from FPL for power connection will be the homeowner's responsibility.