

STANDARD "GRAND SERIES" HOME SPECIFICATIONS

ENERGY SAVINGS

- High efficiency 15 SEER (16 SEER- Grand Bahama Model) Tempstar heat pump air conditioning system with 10 Year Parts Warranty (must register)
- Air returns with filters in all rooms
- R-30 fiberglass ceiling insulation over living areas
- R-11 fiberglass batts in walls between garage and living areas
- R-5 ¾" Thermax insulation board in exterior masonry walls
- Air infiltration protection
- Energy efficient Double pane Low-E glass insulated windows

MASONRY

- Concrete block wall with unibody (monolithic) concrete foundation fully reinforced with structural steel
- Bora-Care Termite treatment (1 year guarantee)
- Visqueen vapor barrier under all concrete floors
- All exterior walls are engineered steel reinforced concrete construction
- Truss anchors in lintel and fastened to top chord of truss
- Spanish lace stucco around entire home

WOOD & FRAMING

- Minimum 2" x 4" wood studs on all frame walls (16" on center)
- Engineered roof trusses

INTERIOR WALLS & CEILINGS

- Drywall with Spanish lace finish
- Painted Spanish lace ceilings your choice of color
- Bull nose corners as per model
- 10'/8' flat ceilings as per model
- Garage frame walls and ceiling finished with Spanish lace textured drywall
- Garage interior masonry finished with Spanish lace drywall
- Drywall finished ceilings on screened porch and entry as shown
- Travertine or Marble window sills

ELECTRICAL

- 200 amp electrical service with circuit breaker panel
- Copper wiring throughout entire home
- Decora light switches
- 4 Standard Low Voltage Drops
- Custom designed recessed lighting in kitchen and bathrooms as per model
- Three exterior weatherproof electrical outlets
- Pre wired for automatic garage door opener
- Range hood & dryer vented to outside (as per model)

- \$1,000 light fixture allowance
- Front door chime
- Smoke and carbon monoxide detectors

CABINETRY, DOORS & TRIM

- Double 1 ¾" insulated fiberglass decorator front doors with dead bolt security lock
- 1 ¾" fiberglass service door
- Kwikset Dorian Stle Door Handle sets with matching hinges; standard colors available
- Kwikset Dakota front door hanfle set
- Classique painted interior and bifold doors
- 5 ¼" wood base
- Full length mirrors over bathroom vanities
- Attic access stairs
- European design kitchen cabinets as shown in models
- 3cm Granite countertops in kitchen with undermount sink, up to level 2. Standard Wilsonart Laminate Mica countertops in the bathrooms and laundry room
- Standard Ceramic tile in bathroom floors, shower and tub areas, kitchen, nook, hallway, laundry, and foyer
- Ceramic tile backsplash in kitchen

PLUMBING

- Under mount double kitchen sink with hand spray
- China lavatories and elongated toilets
- CPVC piping through-out with 2 outside hose bibs
- Delta Stainless Woodhurst Collection Bath Fixtures and Delta Stainless Essa 9113-AR Kitchen faucet
- 40 Gallon quick recovery hotwater heater (50 Gallon hotwater heater for Grand Bahama & Casablanca Model)
- Refrigerator ice maker line with shut-off valve
- Laundry tub with lower cabinet base and Delta Chrome Classic two handle laundry faucet
- Complete washer and dryer hookups
- Insinkerator disposal in kitchen
- Cast Acrylic Tubs
- Standard Non- Nitrogen Reducing Septic System

ADDITIONAL STANDARD FEATURES

- Lot clear for standard 100' x 100' building pad including two loads of trees removed and three loads of fill with up to 18 hours of loader time, including grading up to 100'x100'
- Standard water line 25'
- Front Gutters
- Kool Deck on front & back porch with rear screened lanai
- \$1,500 appliance package
- 850 sq ft Concrete driveway and walkways, 1,050 sq ft for 3 car garage models
- 5,000 sqft of Floratam Sod and \$600 Landscape Allowance
- 30 year fiberglass or equivalent fungus resistant shingles
- Maintenance-free exterior color coordinated aluminum ventilated soffit & fascia
- Carpet laid over high density pad
- Professional interior decorator assistance for color selections
- Closet Maid ventilated shelving in all closets and utlity room
- 10 Year Structural Warranty
- Front stacked stone- Grand Floridian Only