

STANDARD "MANGROVE & POMPAÑO" HOME SPECIFICATIONS

ENERGY SAVING

- High efficiency 15 SEER Tempstar heat pump A/C system with 10 Year Parts Warranty (must register)
- Air returns with filters in all rooms
- R-30 fiberglass ceiling insulation overliving areas
- R-11 fiberglass batts in walls between garage living areas
- R-5 ¾" Thermax insulation board in exterior masonry walls
- Air infiltration protection
- Energy efficient Double pane Low-E glass Argon filled insulated vinyl windows with choice of 2 colors

MASONRY

- Cement block wall with unibody (monolithic) concrete slab fully reinforced with structural steel
- 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 with Foam Crown Molding

WOOD & FRAMING

- Minimum 2" x 4" wood studs on all frame walls (16" on center)
- Engineered roof trusses
- Bora-Care Termite treatment (1-year guarantee)

INTERIOR WALLS & CEILINGS

- Drywall with Spanish lace finish
- Painted Spanish lace ceilings your choice of color
- Bull nose corners as per model
- Garage frame walls and ceiling finished with Spanish lace textured drywall
- Garage interior masonry walls skim coated and finished with Spanish lace drywall
- Travertine or Marble window sills

ELECTRICAL

- 200 amp electrical service with circuit breaker panel
- Copper wiring throughout entire home
- Decora light switches
- Two coaxial cable TV outlets
- Recessed lighting in kitchen and bathrooms as per model
- Two pre-wired telephone outlets including jacks (master bedroom and kitchen)
- Three exterior weatherproof electrical outlets
- Pre-wired for automatic garage door opener
- Range hood & dryer vented to outside
- \$500 Lighting Allowance
- Front door chime
- Smoke and Carbon monoxide detectors

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CABINETS & TRIM

- Double 1 ¾" insulated fiberglass front door with dead bolt security lock as per model
- 1 ¾" fiberglass service door
- Kwikset Dorian Style Door handle sets with matching hinges
- Kwikset Dakota Front door handle set
- Standard Ceramic tile backsplash in kitchen
- Cheyenne Style interior doors with 2 ¼" colonial trim
- Garage door with raised panels to match doors with prairie glass inserts
- 5 ¼" wood base
- Full length mirrors over bathroom vanities
- Attic access stairs
- Medicine Cabinets as per model
- Upgraded carpet throughout laid over high density pad
- Quality Woodstar cabinetry to include Derby, Seacrest of Maddie styles: in standard colors
- 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/tub areas, kitchen, nook, hallway, laundry, and entry
- Ceramic Bathroom Accessories to include Toilet Paper holder and Towel Bars in Bathrooms

PLUMBING

- Stainless kitchen sink with Disposal
- Delta Stainless Woodhurst Collection Bath Fixtures and Delta Stainless Essa 9113-AR Kitchen faucet
- Up to 25' water connection to home
- Cast Acrylic Bath tubs
- China lavatories and elongated comfort height toilets
- CPVC piping through-out with 2 outside hose bibs
- 40 Gallon low-boy hot water heater
- Refrigerator ice maker line with shutoff valve
- Laundry tub with lower cabinet base and Delta Chrome Classic two handle Laundry Faucet
- Complete washer and dryer hookups
- Standard Non-nitrogen reducing Septic System

ADDITIONAL STANDARD FEATURES

- 850 sq ft of continuous Concrete driveway and walkways
- 5,000 sqft Bahia sod with \$500 Landscape Allowance
- Super Slide Closet Maid Ventilated Shelving in all closets
- 10 Year Structural Warranty
- \$1,500 Appliance Allowance
- Timberline 30-year fiberglass or equivalent fungus resistant shingles
- Exterior color coordinated aluminum ventilated soffit & fascia
- Professional interior decorator assistance for color selections
- 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.