

CUSTOM SPECIFICATIONS FOR "THE SUNSHINE"

STRUCTURAL

(ENGINEERED FOR FLORIDA BUILDING CODE)

CBS construction
Steel reinforced concrete footers
Visqueen vapor barrier under slabs
All permits and impact fees
Engineered roof truss system
Fungus resistant, three-tab fiberglass shingles (20 year)
Continuous exhaust ridge vent
One year soil treatment for subterranean termites
One survey

PLUMBING

PEX or CPVC water lines
Elongated bowl toilets
"Moen" or equivalent washer-less faucets (chrome color)
Tub / shower surround for bathrooms (no wall tile)
Double, stainless steel, kitchen sink with sprayer
Double-element quick-recovery 40 gallon water heater (each side)
Ice-maker supply lines
Four exterior hose bibs (two for each unit)
Bathroom fixtures (tub surrounds, toilets and sinks)

ELECTRICAL

150-amp back-to-back electrical service (Standard Overhead Power)
Standard toggle switches throughout in white
Pre-wire for two TV outlets (each unit)
Pre-wire for one ceiling fan in each bedroom, in kitchen, and living room
Two exterior weatherproof electrical outlets (each unit)
Smoke detectors in each bedroom
Standard Light fixtures (each unit)

HEATING, AIR CONDITIONING AND INSULATION

High efficiency central air and heat (10 Seer minimum rating)
Air-conditioned walk-in closets
R-19 fiberglass insulation in ceiling
R-11 fiberglass insulation in frame partition walls
R-4.1 Fi-Foil on exterior masonry walls

EXTERIOR TRIM AND FINISH

Decorative masonry finish on exterior walls
Aluminum frame, single hung, windows throughout with tinted glass
Raised panel, insulated, steel front door
Raised panel, steel, garage door, with window
"Kwikset", antique brass, door knobs and entry locks
All exterior doors to receive dead bolt locks
Contemporary style front elevation, per plan
All soffits are perforated vinyl or aluminum

INTERIOR TRIM AND FINISH

Flex Bon paint
All walls and ceilings to have (1) color throughout (wall paint is flat finish)
All interior and exterior wood trim is painted semi-gloss
3½" colonial baseboard throughout painted
All interior door casing is 2¼" F.J. painted
Interior door hardware is "Kwikset" standard antique brass finish
Genuine marble window sills
Skip-trowel textured finish on interior walls
Vinyl-coated, ventilated shelving in closets
Painted colonial style interior doors
Colonial style bi-fold closet doors

CABINETS

Custom-made kitchen cabinets and bathroom vanities (in white)
Formica cabinet tops and vanity tops
Medicine cabinets in bathrooms

APPLIANCES (BRAND NAME)

21-cubic foot refrigerator (two)
Self-cleaning range, with range hood and fan (two)
Dishwasher (two)

WINDOWS AND SLIDING GLASS DOORS

Tinted glass windows
Screens on all operating windows
Weather-sealed
White frame
Tempered glass on all sliding glass doors

FLOOR COVERING

Ceramic tile flooring in kitchen, foyer and bathrooms (\$3.25 allowance / materials and labor)
Wall to wall carpeting in living room, bedrooms, den and hallways (\$10 per sq yd installed allowance)

ADDITIONAL QUALITY FEATURES

Interior studs at 16" on center maximum
Plate glass mirrors over vanities
Washer hook-up
Electrical dryer venting
Fully finished garage
Garage floors to have smooth finish
1,200 square feet of standard brush finished concrete driveways
8,000 square feet of Bahia sod
One septic system with one lift station for both sides
Two 4" wells with one submersible pump each well
Two aerators with two pumps and two water softeners (one for each side of duplex)
Two concrete culvert pipes (one under each drive)
Two 8' x 18' concrete patios