

# "Classic Series" Standard Features

## SITE PREPARATION/PERMITS/UTILITIES

- One Combination Survey and Site Plan on Normal 80'x125' Lot (10,000 sq. ft.)
- Standard Lot Preparation of 80'x125' Level Lot including 2 Loads Tree Removal and Standard Foundation Fill and Grading
- All Necessary Permits and Impact Fees as of time of contract (Hernando & Citrus)
- Standard Septic Tank and Drainfields (Assumes that lot passes soil test without stipulations)
- Water Meter Allowance or Well Prewire

## MASONRY (Engineered Hurricane Resistant Construction)

- Certified Termite-Treated Soil with 6 Mil. Vapor Barrier Under Entire Home
- Steel-Reinforced Monolithic Concrete Slab (3,000 PSI)
- 8" Concrete Block Walls w/Steel Re-enforced Precast Lintels & Window Sills
- Steel-Reinforced Concrete Columns at All Corners and Bearing Points of Masonry Walls
- Poured Continuous Concrete Steel Reinforced "Lintel" Around Top of All Masonry Walls
- High Wind Truss Anchors Embedded in Lintel and Fastened to Top Chord of Truss
- 40" Steel-Reinforced Concrete Drive (3,000 PSI) (640 sq. ft. 2 car gar./ 890 sq. ft. 3 car gar.)
- \* Concrete Front Walk (Drive to front entry/except Side Entry Garage) and Side Stoop (per model design)

## WOOD FRAMING (Engineered Hurricane Resistant Construction)

- Minimum 2"x4" (Nominal) Studs at 16" on Center in All Frame Walls
- Pre-engineered Roof Trusses 24" on Center
- ½" (Nominal) Roof Sheathing
- \* 2x6 Sub-Fascia
- Drapery Dead Wood above windows & doors

## INTERIOR FEATURES & FINISHES

- Drywall Interior Walls with Orange Peel Finish
- Textured Painted Lace Ceilings (white/wallcolor) (NO POPCORN/TEXTURED ACOUSTIC)
- \* Rounded Drywall Corner Bead Accents in Foyer Area (per model design)
- Garage Ceiling and Frame Walls Finished with Lace Textured Drywall
- Garage Interior Masonry Walls Finished with Lace Texture
- All Interior Walls Painted with Flat Finish Washable Acrylic Latex Paint (choice of color)
- Enamel Finish Coat Over Primer Coat on All Interior Millwork (white/wallcolor)
- Painted Lace-Finished Exterior Grade Drywall Ceilings in Lanai and Entry (white/ext. color)
- Marble Window Sills
- Cathedral and High Flat Ceilings Used Extensively Throughout Living Areas
- Tray or Coffered Ceilings (per model design)
- Designer Plant Shelves and Niches (per model design)
- Easy Care No-Wax Vinyl Flooring (Kitchen, Nook, Laundry, and all Baths)
- \* Upgraded Stain Release Carpet (Level 2) over 9/16" (5lb.) Rebond Padding

## KITCHEN APPLIANCE PACKAGE (Hotpoint, by G.E.) (White)

- Radiant Glass Top Self Cleaning Range
- Dishwasher
- New** \* Counter Saver, Microwave w/Built-in Hood and Light
- New** \* 25 cu. ft. Side by Side Refrigerator with Filtered Water & Ice

## PLUMBING

- Stainless Steel or Steel Enamel (White) Double Bowl Self Rimming Kitchen Sink
- Moen, Chateau, Single Lever Kitchen Sink Faucet with Hand Spray (Chrome)
- Briggs, Steel Enamel Bathtub (White)
- \* Briggs, Steel Enamel Lavatories and Elongated Toilets (White)
- Moen, Chateau, Single Lever Bath Faucets (Chrome)
- Moen, Chateau, Posi-Temp, Tub & Shower Valves (Chrome)
- Garden Soaking Tub in Master Bath (per model design) (White)
- Ice-Maker Line with Recessed Shut Off Valve
- Non-Corrosive CPVC Water Lines Under Entire Slab
- 40-Gallon Energy-Miser Quick-Recovery Water Heater (with 5' Garden Tub)
- 50-Gallon Energy-Miser Quick-Recovery Water Heater (with 6' Garden Tub)
- Complete Washer/Dryer Hookups with Recessed Boxes
- Sunken Shower in Master Bath (to prevent leakage)
- New** \* Wall-Hung Laundry Sink w/ 2 Handle (Chrome) Faucet
- 2 Outdoor Hose Bibbs

## ELECTRICAL

- \* Minimum 200 Amp/220V Service with Circuit Breaker Panel
- Copper Wiring Throughout
- \* Decora Silent Switches (White)
- \* Ceiling Fan Prewires in Great Room or Family Room and all Bedrooms (per model design) (With 3rd Wire for Light Kit) (no install)
- 2 TV Outlets with Digital/Satellite Ready RG-6 Coaxial Cable in Great Room or Family Room and Master Bedroom (per model design) ("home run" for full signal)
- 2 Pre-wired (3-line) Telephone Jacks in Kitchen and Master Bedroom
- \* 3 Exterior Weatherproof GFI Electrical Outlets (Front Entry, Lanai, Side Garage near A/C)
- All Outlets in Kitchen and Baths GFI Protected, (1) GFI Outlet in 2 Car Garage (2 w/3 Car)
- ARC Fault Protected Bedroom Outlets
- Pre-wired for Automatic Garage Door Opener with Push Button (2 with 3 Car Garage)
- \* Pre-wired for 2 front coach lights w/2 car garage, (3 w/3car)
- Washer and Dryer Pre-wiring and Exterior Venting with Recessed Dryer Vent Box
- Front Door Chime
- Smoke Detectors Hardwired and Interconnected with Battery Back-up
- Exhaust Fans All Baths
- \* Designer Built-in Fluorescent Valance Lighting in Bathrooms
- Recessed Spot Lights in Kitchen and Baths (per model plan)
- Generous Light Fixture Allowance for all Hung Fixtures (per model selected)
- **Note:** All Built-In Fluorescent Lights in Baths & Recessed Spots in Kitchen and Baths (if displayed in model) are Included in Base House Price and not part of Light Fixture Allowance

## TILE (Choice of Color/Style)

- \* Ceramic Tile Foyer (Square Install)
- Ceramic Tile Tub & Shower Areas (Square Install)
- Ceramic Tile Garden Tub Platforms (Square Install)
- Tiled Shower Seat in Master Bath (per model design)
- \* Randomly placed Deco Feature Tiles in Master Bath tub and shower areas
- Accented with Ceramic Accessories (White) (per model design)

## CABINETRY AND TRIM

- 1 3/4" Designer Embossed Steel 6-Panel Insulated Double 6'-8" or 8' Front Entry Doors (per model design) with Kwikset, Single Handleset and Deadbolt
- \* 1 3/4" Steel Insulated Garage Service Door with Single Hung Window w/Screen
- 1 3/4" Steel Insulated Pool Bath Door with 1 Lite Glass Insert (per model design)
- Kwikset, Deadbolts on all Exterior Doors
- "Classique" - Style Embossed 2-Panel Masonite Interior Doors (Paint Grade)
- "Classique" - Style Embossed 2-Panel Masonite Interior Bi-fold Closet Doors (Paint grade)
- \* Upgraded Kwikset, Dorian, Antique Brass Lever Interior Door Handlesets
- 3 1/4" Colonial Baseboard Molding and 2 1/4" Door Trim Throughout (Paint Grade)
- \* Custom Designed "European" Style Thermofoil Raised Panel Kitchen Cabinets with Hidden Hinges, Adjustable Shelves (Choice of Color and Panel Style)
- New** \* Wilsonart, Beveled Edge Laminate Kitchen Countertops (wide variety of colors)
- \* Oversized (Stepped up & out ) Range upper Cabinet w/Crown Molding (per model design)
- \* 1 pair of "Deep" Pot & Pan Drawers (Adjacent to Range/per model design)
- \* Custom Designed "European" Style 36" high Bath Vanity Cabinets w/hidden hinges and Square Edge Tops in a Wide Variety of Colored Laminate (per model design)
- \* Hinged "Banjo" vanity top extension over toilet tank w/extended mirror (Secondary Full Baths/per Model Design)
- \* Upgraded Matching Designer Laminate Bath Medicine Cabinets
- \* Tilt Out Storage Trays at Kitchen & Bath Sinks
- Designer Accent Hardware (Knobs or Handles) on all Cabinet Doors and Drawers (generous selection of styles and finishes)
- Full-Length Plate Vanity Mirrors (42" High)
- Master Bath Glass Shower Panel/Enclosure (per model design)
- Rubbermaid, Ventilated Closet Shelving & Shoe Racks (per model design)
- New** \* Pull Down Attic Stairs (fire rated) in garage w/attic light (except w/2nd floor Bonus Room)

## ENGINEERED ENERGY-SAVING FEATURES

- R-30 Fiberglass Insulation in Living Area Ceilings
- R-19 Fiberglass Batts in all Kneewalls
- R-11 Fiberglass Batts in Walls Between Garage and Living Area
- R-11 Fiberglass Batts in Exterior Living Area Frame Walls
- New** \* R-5 3/4" Hi-R Foil Faced Foamboard Insulation on All Exterior Living Area Masonry Walls (U-10, 28 total wall value)
- Insulated Polyseal To Stop Air Leakage
- \* 13 Seer Carrier, Puron, Energy-Saving High Efficiency Heat Pump Air Conditioning and Heating System with insulated Heat Reflective Ductwork, Multiple Air Returns with Filters and Digital Programmable Thermostat (per model design)
- Continuous Aluminum Soffit Vent System Around Entire Home
- Ridge Vents on Roof for Superior Attic Ventilation

## EXTERIOR FEATURES & FINISHES

- Decorative Cementitious Coating All Exterior Walls
- Decorative Cementitious Banding (per model design)
- Sherwin Williams Superior Quality Exterior Acrylic Masonry Paint Application (Choice of Color)
- Maintenance Free Aluminum Fascia and Soffit
- New** \* Factory-Tinted High Wind Rated Superior Quality Powder Coated (Non-Corrosive) Aluminum Frame Windows w/ Removable Screens and 8'Tall Sliding Glass Doors (per model design)
- New** \* Architectural Transom Window Grouping over Living/Great Rm. Slider (per model design)
- Clopay, Superior Quality (High Wind Rated) Sectional Steel Garage Door
- \* Owens Corning, 25-Year Algae/Fungus Resistant Shingles (Choice of Color)
- New** \* 7,500 Sq. Ft. Low Maintenance/Drought Resistant Bahia Sod (or 4,000 sq. ft. Floratam)

## ADDITIONAL FEATURES

- Utility Usage Charges Paid During Construction
- Builder's Risk Insurance During Construction
- 1 year Builder's Warranty
- Customer Warranty Service Policy After Move-In

## AVAILABLE OPTION/UPGRADE PACKAGES

- Pools, Spas, Fountains & Enclosures
- Solar, Gas, Elec. Pool & Spa Heaters
- Pool Storage Closets
- Summer Kitchens
- Sprinkler Systems
- Landscaping Packages
- Dimensional, Tile & Metal Roofs
- Bonus & Home Theatre Rooms
- Entertainment Centers
- Surround Sound Systems
- Fireplace(s)
- Tile, Wood and Laminate Flooring
- Security, Vacuum and Intercom Systems
- Future Ready Internet Wiring
- Corian, Granite, and Quartz Counters
- Washer/Dryer Combos
- Garage Door Opener(s)
- Gutters & Downspouts
- Media & Electric Air Cleaners
- Radiant Attic Barrier

\* Upgrade from "Quality" Series