

**GENERAL FEATURES**

- ✓ Architectural & Engineering Fees
- ✓ Building Permit Fees
- ✓ Citrus County Impact Fees
- ✓ One year Builders Warranty
- ✓ Builders' Risk Insurance provided
- ✓ Home meets Progress Energy Home Advantage Program Guidelines

**LAND PREPARATION**

- ✓ \$4000 Lot Preparation Allowance
- ✓ \$2000 Sod Allowance
- ✓ Subterranean termite treatment with renewable yearly coverage

**STRUCTURAL FEATURES**

- ✓ Steel reinforced monolithic concrete footings per plan
- ✓ Fibermesh reinforced 3000 PSI concrete slab with 6 mil visqueen vapor barrier
- ✓ 8" masonry exterior walls with engineered lintels & sills
- ✓ Vertical reinforcement at corners & opening per engineering requirements poured with concrete

**PLUMBING SYSTEM**

- ✓ FLOWGUARD GOLD CPVC pipe and fittings
- ✓ Elongated water saver toilets
- ✓ DELTA washerless single lever faucets
- ✓ 50 gallon quick recovery water heater
- ✓ Recessed ice maker line with shut off valve
- ✓ \$2200 septic or sewer hook up allowance
- ✓ 50 ft water line connection from meter or well to house
- ✓ 10 ft sewer or septic connection
- ✓ 2 exterior hose bibbs

**ROOF SYSTEM**

- ✓ 15/32" OSB Board
- ✓ Pre-Engineered wood trusses with hurricane straps at 24" o.c.
- ✓ Fiberglass dimensional shingles/30 year manufacturer's warranty/fungus-resistant
- ✓ Maintenance-free aluminum soffit & fascia with wood grain texture
- ✓ Ventilating ridge vent per plan

**INSULATION/HEAT/COOLING**

- ✓ 1 inch exterior wall insulation
- ✓ R-11 batt insulation between garage and living areas
- ✓ R-30 batt and blown insulation above living areas
- ✓ All windows and doors insulated with expanding foam insulation
- ✓ Central heating and air conditioning system by TRANE or CARRIER with programmable thermostat (13.0 seer rating)
- ✓ 5 year compressor warranty
- ✓ Insulated ductwork throughout sealed with mastic
- ✓ A/C supplies in all baths and exterior walk-in closets
- ✓ Multiple air returns

**ELECTRICAL FEATURES**

- ✓ 200 Amp electrical service panel
- ✓ Smoke detectors hardwired with battery backups in all bedrooms and outside all sleeping areas
- ✓ \$600 decorative light fixture allowance

**BUYERS**

**DATE**

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ELECTRICAL SYSTEM cont.

- ✓ 4 ceiling fan prewires
- ✓ 3 telephone jack prewires
- ✓ 3 TV jack prewires
- ✓ 3 exterior "in use" weatherproof GFI outlets
- ✓ 2 GFI outlets in garage and 1 non GFI outlet for sprinkler system
- ✓ 48" 2 tube fluorescent light fixture in garage and laundry room
- ✓ Attic light with switch by interior garage door
- ✓ Vapor proof lights over shower and tub in master bath
- ✓ Entry lights at all entrances
- ✓ Silent rocker panel switches
- ✓ Recessed lighting in kitchen

KITCHEN FEATURES

- ✓ Choice of stains in CARDELL CLASSIC Maple wood cabinets with hardware measured on site
- ✓ Hidden hinges on all cabinets
- ✓ Solid surface DUPONT CORIAN countertops in 32 color choices
- ✓ Stainless Steel double bowl sink
- ✓ \$1500 appliance allowance for WHIRLPOOL stove, dishwasher, microwave
- ✓ Choice of ceramic floor tile in kitchen & nook

BATHROOM FEATURES

- ✓ Acrylic garden tub in master bath
- ✓ Shower enclosure in master bath per plan
- ✓ Choice of ceramic floor/wall tile
- ✓ Choice of stains in CARDELL CLASSIC Maple wood cabinets measured on site
- ✓ Hidden Hinges on all cabinets

- ✓ DUPONT CORIAN countertops in 32 color choices
- ✓ China lavs – choice of colors
- ✓ Full width mirrors over all vanities
- ✓ Beveled edge mirrored medicine cabinets per plan
- ✓ Exhaust fans in all bathrooms
- ✓ Tile tub surrounds and shower walls to 7 ft with DURAROCK cement tile backer or DENSIELD vinyl tile backer in all wet areas

UTILITY FEATURES

- ✓ Washer and dryer hookups with exterior dryer vent through roof
- ✓ Recessed washer wall box with single lever shut off valve
- ✓ Choice of ceramic floor tile

INTERIOR FEATURES

- ✓ Double pane insulated windows with screens and tilt in feature
- ✓ Single pane sliders with nite locks
- ✓ Choice of white or bronze window – sliding door frames
- ✓ 1/2 inch high density ceiling drywall on all interior ceilings
- ✓ 1/2 inch high density exterior soffit drywall on all exterior ceilings
- ✓ ALL drywall screwed and nailed
- ✓ Bullnose (rounded) drywall corners
- ✓ Lace texture on all ceilings
- ✓ Orange peel texture on all walls
- ✓ All walls and ceilings painted with one coat primer and one coat finish
- ✓ All trim, door jambs, and baseboard painted with satin enamel
- ✓ Choice of Masonite door styles

BUYERS DATE

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**INTERIOR FEATURES cont.**

- ✓ 3 ¼ colonial baseboard
- ✓ Colonial casing around all doors
- ✓ Closet doors are full jamb
- ✓ Choice of finish on KWIKSET door handles and hardware—lever or knob style
- ✓ Choice of ceramic tile in foyer and halls
- ✓ Choice of upgraded stain resistant carpet with 6 lb pad
- ✓ Crown molding and tray ceilings standard as per plan
- ✓ Marble window sills
- ✓ Vinyl coated ventilated shelving per plan
- ✓ All sliders and windows are wood blocked for window treatment
- ✓ Interior frame walls are 16” o.c.

**EXTERIOR FEATURES**

- ✓ Raised panel reinforced overhead garage door
- ✓ Textured cementitious finish
- ✓ Decorative trim as per plan
- ✓ Concrete lanai under trussed roof
- ✓ Acrylic textured coating on lanai and entry
- ✓ Two coats of exterior grade latex paint
- ✓ 1000 sq ft allowance for driveway, walks and pads (3000 psi)
- ✓ Choice of steel insulated front doors (\$600 allowance)
- ✓ Choice of KWIKSET handlesets and hardware
- ✓ Deadbolt on front entry door

**BUYER:** \_\_\_\_\_

**BUYER:** \_\_\_\_\_

**DATED:** \_\_\_\_\_

**ADDITIONAL INFO**

- 2000 CITRUS COUNTY BUILDER OF THE YEAR
- ELEVEN MODELS AVAILABLE FOR IMMEDIATE SHOWING
- HOME AND LOT PACKAGES AVAILABLE
- FAMILY OWNED AND OPERATED COMPANY WITH 70 YEARS COMBINED EXPERIENCE IN CITRUS COUNTY

**PERSONAL ATTENTION BY OWNERSHIP THROUGHOUT**

- **MEMBER OF:**  
National Assn of Home Builders  
National Assn of REALTORS  
Chamber of Commerce  
National Federation of Independent Businesses  
Citrus County Builders Association  
REALTORS Association of Citrus County

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Specifications and Features are subject to change without notice