

**Seaglass Model Specifications**  
**3/21/2022**



**General**

- o All Permit, Impact and Connections Fees Payable to The City of Cape Coral
  - No Betterment or CIAC Fee Included
- o Surveys, Blueprints, Elevation Certificates, & Energy Calculations
- o Builder's Risk Insurance
- o 3-Course Concrete Block Stemwall
- o \$20,000 Allowance for Fill & Grade
- o Termite Treatment
- o 8" By 16" Poured Concrete Footers w/ Reinforcing Rods
- o 8" By 16" Concrete Tie Beam Reinforced w/ 4 Continuous Steel Rods
- o CBS Construction w/ 5/12 Roof Pitch
- o Engineered Roof Truss System
- o Concrete Tile Roof System
- o Steel Garage Doors
  - ½ HP Chain Drive Garage Door Openers w/ Remote
- o Interior Wall Studs 16-Inch on Center
- o Aluminum Soffit and Fascia
- o Marble or Travertine Interior Windowsills
- o Wire Shelving in Closets & Pantry
- o 42" Standard Vanity Mirrors in Bathrooms
- o Fixed Glass Shower Panel w/ Chrome Hardware for Showers
- o \$5,000 Allowance for Appliances & Installation
- o \$4,000 Allowance for Summer Kitchen Appliances, Doors & Installation
- o Warranty- (1) Year on Materials & Workmanship & (10) Years on Structural
- o Professional Interior Design Services for Color Selections

**Sod, Landscaping, Irrigation & Driveway**

- o \$1,500 Allowance for Landscape Package
- o Floritam Sod
- o Irrigation System w/ Digital Timer & Rain Sensor for Standard Lot
- o Paver Driveway w/ Choice of Standard Colors & Pattern Style
  - Finished Concrete Lanai (If no Pool Package is Added)

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**Plumbing**

- o PEX Piping w/ PVC Drains
- o City Water and Sewer Hook-Up up to 80'
- o Outside Hose Bibs
- o 50-Gallon Electric Hot Water Heater
- o Kitchen
  - Stainless Steel Undermount Kitchen Sink
  - Moen Pull-Out Kitchen Faucet
  - Badger V ½ HP Garbage Disposal
  - Dishwasher & Icemaker Hook-Up
- o Bathrooms
  - Elongated Water Closet
  - Moen Lavatory Faucets
  - Moen Shower & Tub Trim
  - 8" Rain Head Shower (Master)
  - Free Standing Soaker Tub (Master)
  - Standard Undermount Bath Sinks
  - Installation of up to (3) Homeowner Provided TP & Towel Holders in Non-Tiled Areas
- o Summer Kitchen
  - Moen Faucet
- o Laundry Room
  - Laundry Tub
  - Standard Laundry Faucet

**HVAC**

- o Professionally Engineered 16 SEER HVAC System. Includes a Digital Programmable Thermostat

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**Electric**

- o \$1,500 Allowance for Under Ground Electric
- o 200 Amp Electric Service
- o Smoke Detectors Installed
- o Under Cabinet Lighting at Kitchen
- o TV & Phone Outlets Installed
- o PVC Floor Receptacle
- o Recessed Can Lights
  - o \$2,000 Decorative Lighting Allowance

**Insulation**

- o R-5 ¾" Rigid Insulation on Exterior Block Walls
- o R-38 Ceiling Insulation

**Interior & Exterior Finishes**

- o ½" Sag Resistant Drywall on All Interior Ceilings. ½" Regular on Walls. ½" Densheild on Shower & Tub Walls for Tile Backer. Skip Trowel Finish on All Walls & Ceilings.
- o ½" Soffit Board at All Exterior Ceilings
- o Drywall Finished Beam Detail in Great Room
- o Light to Medium Dash Brush Exterior Masonry Finish
- o Foam and Stucco Details to be Sand Finish
- o Decorative Aluminum Powder Coated Shutters on Front Elevation

**Exterior Doors & Windows**

- o Smooth Finish Fiberglass Entry Doors w/ Single Light, Low-E, Impact Glass
- o Smooth Finish Fiberglass, Single Light, Impact "Blanca" Glass for Pool Bath
- o PGT or Equivalent Windows & Sliding Glass Doors w/ Low-E, Impact Glass & Aluminum Frames

**Painting**

- o Choice Of (2) Exterior Color Combinations or Equivalent in Flat or Satin Finish
- o Choice of (2) Interior Colors. (1) Color for Walls & Ceilings in Flat Finish & (1) Color for Doors & Trim in Semi-Gloss Finish

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**Interior Trim**

- o 8' Hollow Core 6 Panel "Colonist" Interior Doors
- o 8' Single Light French Doors in Study
- o 8' Solid Core Barn Door @ Bedroom 3 Hallway
- o 3 ¼" Casing & 5 ¼" Baseboards
- o 5 ¼" Crown Mold in Tray Ceilings (Excluding Great Room)

**Floor Coverings & Bathroom Wall Tiles**

- o Choice of Color for 20" Porcelain Floor Tile in Kitchen, Dining, Great Room, Laundry, and Bathrooms
  - Includes Crack Membrane under All Floor Tiles
- o Choice of Color for Wall-to-Wall Plush Carpet in All Bedrooms & Study
- o Choice of Color for Porcelain Wall Tiles for Tub and Shower Areas.
  - Wall Tile Installed to Standard Ceiling Height
- o \$1,000 Allowance for Tiled Kitchen Backsplash

**Cabinets & Countertops**

- o Plywood Construction Cabinets w/ Dovetail Drawers, Soft Close Glides & Soft Close Hinges. Choice of Standard Finish, Door Style & Door Hardware
  - 42" Uppers, Hidden Pantry Doors, Crown Molding, Light Rail & Trash Pull-Out in Kitchen
- o Choice of Level #1 Color Granite for Kitchen & Bathroom Countertops w/ 4" Backsplash