



## General

- All Permit & Impact Fees and Connections Payable to The City of Cape Coral
  - No Betterment or CIAC Fee Included
- Surveys, Blueprints, Elevation Certificates, & Energy Calculations
- Temporary Electric & Water During Construction
- Builder's Risk Insurance
- Erosion Control as Needed per Code
- CBS Construction w/ 5/12 Roof Pitch
- Engineered Roof Truss System
- 2-Course Concrete Block Stemwall
  - \$10,000 Allowance for Fill & Grade Work Included
- Termite Treatment
- 8" By 16" Poured Concrete Footers w/ Reinforcing Rods
- 8" By 16" Concrete Tie Beam Reinforced w/ 4 Continuous Steel Rods
- CBS Construction w/ 5/12 Roof Pitch
- Engineered Roof Truss System
- Mill Finish 5-V Crimp Metal Roofing System
- Steel Garage Doors w/ Choice of Panel Design
  - ½ HP Chain Drive Garage Door Openers w/ 2 Remotes
- Wood Interior Wall Studs 16-Inch on Center
- Aluminum Soffit and Fascia
- Marble or Travertine Interior Windowsills
- Wire Shelving per Plan in Closets & Pantry
- 42" Standard Vanity Mirrors in Bathrooms
- Clear Glass Shower Panels with Chrome Hardware @ Master Shower
- 1 Single & 1 Double SS Doors @ Summer Kitchen
- \$5,000 Allowance for Appliances & Installation
- Warranty- (1) Year on Materials & Workmanship & (10) Years on Structural
- Professional Interior Design Services for Color Selections

## Sod, Landscaping, Irrigation & Driveway

- \$1,500 Allowance for Landscape Package
- Floritam Sod
- Irrigation System w/ Digital Timer & Rain Sensor for Standard 80'x125' Lot
- Paver Driveway w/ Choice of Standard Colors & Pattern Style
  - Finished Concrete Lanai (If no Pool Package is Added)

## Plumbing

- PEX Piping W/ PVC Drains
- City Water and Sewer Hook-Ups up to 80'
- Outside Hose Bibs Per Plan
- 50-Gallon Electric Hot Water Heater
- Hot & Cold Outdoor Shower
- Chrome Finish Plumbing Fixtures & Trims
- Kitchen
  - Stainless Steel Undermount Sink
  - Moen 7545 Camerist Pull-Out Faucet
  - Badger V ½ HP Garbage Disposal
  - Dishwasher & Icemaker Hook-Up
- Wet Bar
  - Stainless Steel Undermount Sink
  - Moen 7545 Camerist Pull-Out Faucet
- Bathrooms
  - Elongated Water Closets
  - Moen Eva Centerset Lavatory Faucets
  - Moen Eva Shower & Tub Trim
  - Ariosa Maxx Free Standing Tub (In Master)
  - 5' Vikrell Tub (Bath 2)
  - Standard Undermount Sinks (Master & Bath 2)
  - Pedestal Sink (Pool Bath)
  - Installation of up to (3) Homeowner Provided TP & Towel Holders in Non-Tiled Areas
- Laundry Room
  - Laundry Tub
  - Standard Laundry Faucet
- Summer Kitchen
  - Stainless Steel Undermount Sink
  - Moen Integra 67315 Faucet

## HVAC

- Professionally Engineered HVAC System. Includes a Digital Programmable Thermostat



### **Electric**

- 200 Amp Electric Service
- Smoke Detectors Installed per Plan
- Pre-Wired for Ceiling Fans per Plan
- TV & Phone Outlets Installed per Plan
- PVC Floor Receptacle Per Plan
- Recessed Cans per Plan
- \$2,000 Decorative Lighting Allowance- Installation of Owner Provided Ceiling Fans per Plan Included

### **Insulation**

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

### **Interior & Exterior Finishes**

- 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. ½" Soffit Board at All Exterior Ceilings
- Light to Medium Dash Brush Exterior Masonry Finish
- Foam and Stucco Details to be Sand Finish
- Decorative Aluminum Powder Coated Shutters on Front Elevation

### **Exterior Doors & Windows**

- Smooth Finish Fiberglass Entry Doors w/ Single Light, Low-E, Impact Glass
- Smooth Finish Fiberglass Pool Bath Door w/ ¼ Light Low-E, Impact Glass
- PGT or Equivalent Windows & Sliding Glass Doors w/ Low-E, Impact Glass & Aluminum Frames

### **Painting**

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



### **Interior Trim**

- 8' Hollow Core 6 Panel "Colonist" Interior Doors
- 8' Single Light French Doors in Study
- 3 ¼" Casing & 5 ¼" Baseboard
- 5 ¼" Crown Mold in Tray Ceilings
- Modern Plywood Shelves in Master Bath, Bath 2 & Pool Bath Linen Niches
- Pull Down Attic Stair
- Schlage Interior & Exterior Door Hardware

### **Floor Coverings & Bathroom Wall Tiles**

- Choice of Color for 20" Porcelain Floor Tile in Kitchen, Dining, Great Room, Laundry, and Bathrooms
  - Includes Crack Membrane under all Floor Tiles
- Choice of Color for Wall to Wall Plush Carpet in all Bedrooms & Study
- Choice of Color for Porcelain Wall Tiles for Tub and Shower Areas. Wall Tile Installed 8' AFF

### **Cabinets & Countertops**

- Plywood Construction Cabinets w/ Dovetail Drawers, Soft Close Glides & Soft Close Hinges. Choice of Standard Finish, Door Style & Door Hardware
  - 42" Uppers Included in Kitchen
  - Floating Shelves @ Wet Bar
- Choice of Level #1 Color Granite for Kitchen, Wet Bar, Summer Kitchen & Bathroom Countertops w/ 4" Backsplash