

General

- All Permit & Impact Fees and Connections Payable to The City of Cape Coral
 - No Betterment or CIAC Fees Included
- Surveys, Blueprints, Elevation Certificates, & Energy Calculations
- Temporary Electric & Water During Construction
- Builder's Risk Insurance
- Erosion Control as Needed per Code
- Fill & Grade Work for 2 Course Stem Wall
 - \$10,000 Allowance for Fill & Grade Work Included
- CBS Construction w/ 5/12 Roof Pitch
- Engineered Roof Truss System
- 2-Course Concrete Block Stemwall
- 8" By 16" Poured Concrete Footers w/ Reinforcing Rods
- 8" By 16" Concrete Tie Beam Reinforced w/ 4 Continuous Steel Rods
- Termite Treatment
- Interior Wall Studs 16-Inch on Center
- Choice of Standard Color Fungus Resistant, Fiberglass Dimensional Roof Shingles (30 Year Manufacturer Warranty)
- Steel Garage Doors w/ Choice of Panel Design
 - ½ HP Chain Drive Garage Door Openers w/ Remote
- Aluminum Soffit and Fascia
- Marble or Travertine Interior Windowsills
- Screened Lanai w/ Aluminum Frame & (1) Door
- Wire Shelving per Plan in Closets & Pantry
- 42" Standard Vanity Mirrors in Bathrooms
- Frameless Shower Door with Chrome Trim @ Master Shower
- \$4,000 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
- Finished Concrete Driveway
 - Finished Concrete Lanai (If no Pool Package is Added)

Jasmine Model Specifications



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
- Chrome Finish Plumbing Fixtures & Trims
- Kitchen
 - Stainless Steel Undermount Kitchen Sink
 - Moen 7545 Camerist Faucet Pull-Out Faucet
 - Badger V ½ HP Garbage Disposal
 - Dishwasher & Icemaker Hook-Up
- Bathrooms
 - Elongated Water Closets
 - Moen Eva Lavatory Faucets
 - Moen Eva Shower / Tub Trim
 - Standard Undermount Bath Sinks
 - 5' Vikrell Tub (Bath 2)
 - Installation of up to (3) Homeowner Provided TP & Towel Holders in Non-Tiled Areas

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
- \$1,500 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

Exterior Doors & Windows

- Smooth Finish Fiberglass Entry Door
- Smooth Finish Fiberglass Single Light Master Bedroom Door
- 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

- 6’8” Hollow Core 6 Panel “Colonist” Interior Doors
- 2 ¼” Colonial Casing & 3 ¼” Colonial Baseboards
- Schlage Interior & Exterior Door Hardware

Floor Coverings & Bathroom Wall Tiles

- Choice of Color for 20” Porcelain Floor Tile in Kitchen, Dining Room, Entry, Laundry, and Bathrooms
 - Includes Crack Membrane Under all Floor Tiles
- Choice of Color for Wall to Wall Plush Carpet in Bedrooms & Living Room
- 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

Jasmine Model Specifications



- 42" Uppers Included in Kitchen
- Choice of Level #1 Color Granite Countertops Throughout w/ 4" Backsplash