



## 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
- Fill & Grade Work for 2 Course Stem Wall
  - \$10,000 Allowance for Fill & Grade Work Included
- 2-Course Concrete Block Stemwall
- Termite Treatment
- Vapor Barrier (1 Year Warranty Bond)
- 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
- Concrete Tile Roof System w/ Choice of Standard Colors
- Steel Garage Doors w/ Choice of Panel Design
  - ½ HP Chain Drive Garage Door Openers w/ 2 Remotes
- 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
- \$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
  - 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
- Chrome Finish Plumbing Fixtures & Trims
- Kitchen
  - Stainless Steel Undermount Sink
  - Moen 7545 Camerist Pull-Out Kitchen Faucet
  - Badger V ½ HP Garbage Disposal
  - Dishwasher & Icemaker Hook-Up
- Master Bath & Guest Bath
  - Elongated Water Closets
  - Moen Eva Lavatory Faucets
  - Moen Eva Shower & Tub Trim
  - Soaker Tub (In Master)
  - 5' Vikrell Tub (Bath 2)
  - Standard Undermount Bath Sinks
  - Installation of up to (3) Homeowner Provided TP & Towel Holders in Non-Tiled Areas
- Laundry Room
  - Laundry Tub
  - Standard Laundry 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 Can Lights 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 on Exterior Ceilings
- Light to Medium Dash Brush Exterior Masonry Finish
- All Details to be Sand Float Finish

### **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 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



- Schlage Interior & Exterior Door Hardware

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

- Choice of Color for 20" Porcelain Floor Tile in Kitchen, Dining, Great Room, Family 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
- Choice of Level #1 Color Granite for Kitchen & Bathroom Countertops w/ 4" Backsplash

**Optional Cabana Bathroom w/ Toilet & Sink Only (No Shower) Add \$3,500**