

## Pearl II Model Specifications



### **General**

- o All Permit, Impact and Connection Fees Payable to The City of Cape Coral
  - No Betterment or CIAC Fee Included
- o Surveys, Blueprints, Elevation Certificates, & Energy Calculations
- o Temporary Electric & Water During Construction
- o Builder's Risk Insurance
- o Erosion Control as Needed Per Code
- 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/ 2 Remotes
- o Interior Wall Studs 16-Inch on Center
- o Aluminum Soffit & Fascia
- o Marble or Travertine Interior Windowsills
- o Wire Shelving in Closets & Pantry
- o 42" Standard Vanity Mirrors
- o Shower Enclosure with Swing Door w/ Chrome Hardware in Master & Bath 3
- o \$5,000 Allowance for Appliances & Installation
- o \$4,000 Allowance for Summer Kitchen Appliances & 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 80'x125' Lot
- o Paver Driveway w/ Choice of Standard Colors & Pattern
  - 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-Ups up to 80'
- o Outside Hose Bibs
- o Hot & Cold Outside Shower
- 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 Master Bath & Guest Bath
  - Elongated Water Closets
  - Moen Eva Lavatory Faucets
  - Moen Eva Shower & Tub Trim
  - Free Standing Soaker Tub (In Master)
  - Frameless Panel & Shower Door w/ Chrome Hardware in Master & Bath 3
  - 5' Vikrell Tub (Bath 2)
  - Standard Undermount Bath Sinks
  - Installation of up to (3) Homeowner Provided TP & Towel Holders in Non-Tiled Areas
- 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
- o Pre-Wired for Ceiling Fans
- o Under Cabinet Lighting in Kitchen
- o TV & Phone Outlets
- 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

### **Drywall & Exterior Finish**

- 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 on Exterior Ceilings
- o Light to Medium Dash Brush Exterior Masonry Finish
- o All Details to be Sand Float Finish

### **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 3 ¼" Casing & 5 ¼" Baseboard
- o 5 ¼" Crown Mold in Tray Ceilings
- o Schlage Interior & Exterior Door Hardware

### **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
  - Kitchen Includes 42" Uppers, Crown Molding, Light Rail & Trash Pull-Out
- o Choice of Level #1 Color Granite for all Countertops w/ 4" Backsplash