

Tortuga IV Model Specifications



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 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 Work
- 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/ 4/12 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 and Fascia
- o Marble or Travertine Interior Windowsills
- o Wood Ventilated Shelving Per Plan in Closets & Pantry
- o 42" Standard Vanity Mirrors in Bathrooms
- o Fixed Glass Shower Panel w/ Chrome Hardware @ Master Suite Shower
- o \$7,500 Allowance for Appliances & Installation
- o \$4,000 Allowance for Summer Kitchen Appliances, Door & 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-Ups up to 80'
- o Outside Hose Bibs per Plan
- o 50-Gallon Electric Hot Water Heater
- o Hot & Cold Outdoor Shower
- o Kitchen
 - Stainless Steel Undermount Kitchen Sink
 - Moen Pull-Out Faucet
 - Badger V ½ HP Garbage Disposal
 - Dishwasher & Icemaker Hook-Up
- o Wet Bar
 - Stainless Steel Undermount Sink
 - Moen Pull-Out Faucet
- o Bathrooms
 - Elongated Water Closet
 - Moen Eva Lavatory Faucets
 - Moen Eva Shower & Tub Trim
 - 8" Rain Head Shower (Master)
 - Free Standing Soaker Tub (Master)
 - 5' Vikrell Tub (Bath 3)
 - Pedestal Lavatory (Pool Bath)
 - 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
- o Summer Kitchen
 - Stainless Steel Undermount Sink
 - Moen 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 Pre-Wired for Ceiling Fans
- o Under Cabinet Lighting in Kitchen and Bar
- o TV & Phone Outlets Installed per Plan
- o PVC Floor Receptacle per Plan
- o Recessed Can Lights per Plan
- o \$3,500 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 Light to Medium Dash Brush Exterior Masonry Finish
- o Foam and Stucco Details to be Sand Finish
- o Decorative Aluminum Powder Coated Shutter on Front Elevation

Exterior Doors & Windows

- o \$5,000 Allowance for Entry Door Unit
- o Smooth Finish Fiberglass, Single Light, Impact "Blanca" Glass for Pool Bath
- o Smooth Finish Fiberglass Doors for Side Garage & Lanai Storage
- o PGT or Equivalent Windows and Sliders 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 Pull Down Attic Stair
- 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, Family 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 \$1,200 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, Mail Cubbies in Kitchen Niche & Hidden Pantry Doors
- o Choice of Level #1 Color Granite for Kitchen, Dry Bar, Summer Kitchen & Bathroom Countertops w/ 4" Backsplash