

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
 - 8" By 16" Poured Concrete Footers w/ Reinforcing Rods
 - 8" By 16" Concrete Tie Beam Reinforced w/ 4 Continuous Steel Rods
 - CBS Construction w/ 6/12 Roof Pitch
 - Engineered Roof Truss System
 - Interior Wall Studs 16-Inch on Center
 - Concrete Tile Roof System w/ Choice of Standard Colors
 - Water Proofing on 2nd Story Balcony
 - Steel Garage Doors w/ Choice of Panel Design
 - ½ HP Chain Drive Garage Door Openers w/ 2 Remotes
 - Aluminum Soffit and Fascia
 - Marble or Travertine Interior Windowsills
 - Wood Ventilated Shelving Per Plan in Closets & Pantry w/ Choice of Standard Color
 - 42" Standard Vanity Mirrors in Bathrooms
 - Straight Aluminum Mechanical Railing System on 2nd Story Exterior Balcony
 - 1 Single & 1 Double SS Doors @ Summer Kitchen
 - \$7,500 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
 - Included for Up to 10,625 Sq Ft Lot
 - Includes Digital Timer & Rain Sensor
 - Paver Driveway w/ Choice of Standard Colors & Pattern Style

Vernazza Model Specifications



- 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 Kitchen & Kitchen Island Sinks
 - (2) Moen 7545 Camerist Pull-Out Kitchen Faucets
 - Badger V ½ HP Garbage Disposal
 - Dishwasher & Icemaker Hook-Up
- Bathrooms
 - Elongated Water Closet
 - Moen Eva Faucets
 - Moen Eva Shower & Tub Trim
 - Soaking Tub (Master)
 - 5' Vikrell Tub (Bath 2 & 4)
 - Standard Undermount Bath Sinks (Master, Bath 2 & 4)
 - Pedestal Sink (Pool Bath)
 - Installation of up to (3) Homeowner Provided TP & Towel Holders in Non-Tiled Areas
- Wet Bar & Summer Kitchen
 - Stainless Steel Undermount Sinks
 - Moen Integra 67315 Faucet
- Laundry Room
 - Laundry Tub
 - Moen Integra 67315 Faucet

HVAC

- Professionally Engineered HVAC System. Includes a Digital Programmable Thermostat

Vernazza Model Specifications



Electric

- 400 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
- \$3,500 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
- R-19 Insulation for Exterior Framed Walls of Conditioned Living Area

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, Great Room & Master Suite Doors w/ Single Light, Low-E, Impact Glass
- Smooth Finish Fiberglass Single Light Nook & Bath 3 Door w/ Low-E, Impact Glass
- Smooth Finish Fiberglass Door for Side Garage
- 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

Vernazza Model Specifications



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
- Oak Railing System w/ Paint Grade Balusters at Interior Stairs
- 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, Interior Stairs, Upstairs Game Room & Storage Room
- Choice of Color for Porcelain Wall Tiles for Tub and Shower Areas. Wall Tile Installed 8' AFF
- Choice of Color for Outdoor Rated Tile In 16" To 18" For 2nd Story Balcony

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 & Wet Bar
- Choice of Level #1 Color Granite for Kitchen, Wet Bar, Summer Kitchen & Bathroom Countertops w/ 4" Backsplash