

SPECIFICATION

Retreat Model

The following specifications shall be attached to and become part of the contract:

The following will be Included as part of construction package

SITWORK

Land Clearing, Grading and Fill per plans

Sod 25' from perimeter of house

STRUCTURAL

Compacted termite treated soil with vapor barrier under slab

3000 psi fiber mesh concrete monolithic slab with reinforced footers

Concrete block exterior walls

INTERIOR/ROOF FRAMING

Pre-engineered roof trusses with OSB sheathing and water barrier per plans

Interior 2x4 wood or steel framed walls with 1x2 pressure treated furring on block walls

Wood backing for drapery above windows and French Doors

Insulated Vinyl windows

Sound batt insulation bath walls, laundry and kitchen

Insulated board for exterior walls, R-30 insulation above ceiling, R-11 insulation in garage wall

PLUMBING

American standard or equal Elongated white toilet, white porcelain tub, white under mounted sink with brushed nickel trim

Ice maker line for Refrigerator

Washer/Dryer hook up with vent

AIR CONDITIONING AND HEATING

Central heat and air per plans

ELECTRICAL

200 amp service panel

Copper wiring

Decorative lighting (dome lights, LED can lights, Ceiling fans) per plans

Two exterior weather proof outlets

Smoke alarm per building code

White outlet and switch plates

APPLIANCES

Builder Grade Stainless Steel Electric Refrigerator, Range/Stove, Dishwasher and Microwave

INTERIOR FINISHES

½" Drywall walls and 5/8" Drywall ceiling, moisture board in wet area Orange-peel texture on walls and knockdown texture for Ceiling

2 coats Sherwin Williams Natural Choice eggshell paint for walls, Satin in bath areas and Flat white ceiling paint

Semi-gloss white doors and trim

Ball catch opening paneled doors for bedroom closets

Paneled interior doors with brushed nickel hardware

Wood cabinets with self-closing hardware and brushed nickel knobs

Granite tops for both kitchen and baths vanities

Under mount stainless steel kitchen sink

Mirror above vanities with sconce light, towel bar and toilet paper dispenser roll in baths

LVP flooring in living areas including kitchen, dining, hallways, and washer dryer room.

Tile on shower/tub area walls, bath floor

Carpet in bedrooms

Coated wire shelving for closets

EXTERIOR

25 YR. architectural shingles

Vinyl soffit with aluminum fascia and drip edge

Vinyl, single hung, insulated windows

Stucco finish with contemporary bands

Two coats exterior eggshell/flat paint

Decorative Fiberglass entry door and Outswing French Doors for Rear Lanai

EXTERIOR CONT.

16' wide Raised panel white garage door with opener, keypad and remote

16' wide Concrete drive with 3' walkway to front entry from drive

Exterior sconce light for entry and ceiling fan/light for back lanai