



STANDARD FEATURES

1815 HIBISCUS

WINDOWS & DOORS

Garage Interior Walls Textured Orange Peel & Painted
8' High Thermatru "Smoothstar" Fiberglass Colonial Entry Door(s)
Schlage "Accent" Antq. Brass Lever Hardware Throughout
Insulated Garage Doors w/ Hurricane Beams & 2 Remotes
Fiberglass Garage Service Door w/ Deadbolt
Impact Resistant Low E Tinted Single Hung Windows w/ Screens
Pull Down Attic Staircase w/ Switched Light

INTERIOR FEATURES

8' High Tempered Sliding Glass Doors
Tray Ceiling in Master Suite & Bonus Room (If Applicable)
Drop Step Ceiling w/5" Crown Wrap in Family Room/Great Room
Hometime Pest Defense Tubes in the Wall
Drywall Orange Peel Finish Walls, Ceilings Knockdown Finish
Rounded Cornerbead Except Window & Sliding Glass Door Openings
Wood Window Sills Throughout (Except Wet Areas)
8' Interior H/C Colonist Doors w/ 3 1/2" "Howe" Casing (Main Areas Only)
6'8" Colonist Bi-fold Doors on all Closets
Volume Ceilings Throughout
Complete Security System w/ Keypad & Motion Detector
5" Baseboard in Main Areas
Sherwin Williams Masterhide Flat Latex Interior and Exterior Paints with 1 Color Choice on Interior Walls and 1 Trim Color

ENERGY SAVINGS FEATURES

Digital A/C Thermostat for Improved Efficiency
Insulated Windows Throughout for Quiet & Efficiency
Multiple Returns for Balanced Air Flow Throughout Home
R-30 Insulation Liv. Areas; R-19 in Gar.; R-8 +/- on Block Walls
High Efficiency 12 S.E.E.R. A/C w/ Heat Pump
A/C Supplied to all Rooms & Walk-in Closets
High efficiency "Pureaire" Filter w/ U.V. Light

FLOORING

Quality Carpeting w/ Premium 6# Padding
Imported Ceramic Tile 18 x 18 for Kitchen, Nook, Laundry Foyer and all Baths

KITCHEN

Stainless Steel Appliance Package Includes Range, Microwave, Dishwasher, Refrigerator
Full Ceramic Tile Backsplash for Easy Cleaning
Lube Level I Wood Recessed Panel or Raised Panel Kitchen Cabinets
1 1/4" Granite Countertops in Choice of Standard Colors and Choice of 4 Standard Edges
Under Mounted Stainless Steel Double Sink Elkay LR3322 w/ Moen Integra Faucet (Chrome)
38" Upper Cabinets with Crown Molding
Single Stepped Cabinets at Cook Area

LAUNDRY ROOM

Washer/Dryer Hookups
Ceramic Tile Floors
Upper Cabinets in Laundry (5' Run Max)
Mustee Laundry Tub w/ Chrome Faucet in Base Cabinet

BATHROOMS

DensShield Tile Backer Board in Lower 1/2 of all Showers
All Vanity Heights 34"+
Full Size Mirrors in all Baths
Corian Vanity Tops in all Baths with Intregal Glacia White Sinks
3/4" Granite Tops w/ American Standard Aqualyn Undermount Sink @ Master Bath (White)
Listello & Deco Tile in Master Bath, Listello @ 5' AFF in Guest Bath
8 x 10 Wall Tile for Shower Walls
Level 1 Cabinet Doors in all Baths

ELECTRICAL

Decora Switches in all Rooms
Four Exterior Weatherproof Outlets
Pre-wire for 5 Ceiling Fans
300 Amp Electrical Service (Minimum)
Customer May Reserve the Right to Supply the Builder with Lighting for Areas where Pre-wires are Included (Per Plan) To Be Installed by Builder at No Additional Charge (Some Restrictions may Apply)
Electric Low Voltage Door Chime
6 – High Speed RG – 6 TV Outlets
6 – Cat – V Phone Jacks
1 – Plastic Floor Outlet
Pre-wire for 4 Coach Lights

PLUMBING

"Americast" Tubs in Guest Baths (White)
American Standard Cadet Elongated Toilet (White)
66 Gal. Water Heater (50 Gal. For 2 Bath Homes)
Three Exterior Hose Bibbs
Moen "Monticello" Faucets in All Baths (Chrome)
Ice Line to Refrigerator w/ Shut off at Sink
Garbage Disposal (ISE 77 Half hp)

EXTERIOR

3,000 PSI Foundation Slab w/ Vapor Barrier
1/2" 4 Ply Plywood Sheathing w/ Heavy Duty Ply-Clips
Standard Site Prep, Impact Fees & Utility Fees Allowance
Complete Sod, Landscape & Irrigation Package (\$10,000 Allowance)
Complete Brick Paver Drive & Walk (\$4,000 2-car Allowance)
Monier or Eagle Color Thru Tile Roof
Epoxied Garage Floor (Grey or Tan)
Professionally-Engineered Structural Components
Maintenance-Free Aluminum Soffits and Fascia