



## OUTSTANDING FEATURES

**LIC. #CGC515100**

**Phone (352) 465-4758 Fax (352) 465-4713**

### SITE WORK

Sod Allowance 2,000 Sq. Ft.  
on prepared lot

### PLUMBING

Delta faucets  
(3) Exterior hose bibs  
Stainless steel sink with sprayer  
50-gallon, quick-recovery, energy-saving  
water heater  
Ice maker line in kitchen with shut off  
1.5 elongated toilets  
Washer hook up-recessed in wall  
900-gallon septic tank and installation  
Interior water shut-off valve  
4" well with (1) HP. Pump up to 100'  
Ceramic tile showers in Master Bath

### STRUCTURAL

Concrete poured footer-3,000 psi  
Concrete poured slab-3,000 psi/Fiber  
Six mil, polyethylene vapor barrier  
under slab  
Termite pre-treatment & in wall pest sys.  
2"x 4" frame set 16" on center or concrete  
Block construction  
Pressure treated wood where  
touching concrete  
15/32" OSB sheathing on roof  
Fully vented aluminum soffits with Alcoa  
aluminum fascia  
Continuous ridge vent on roof peak

### CENTRAL HEAT AND AIR

Insulated duct work/  
Energy-saving heat pump-13seer  
Air adjustable registers in all rooms  
Cold air returns with filters per code

### Roof

30-Year dimensional shingles  
Pre-engineered roof trussed set 24" on center

### ELECTRICAL

200 AMP SERVICE PANEL  
Copper wiring for all plugs & switches  
220V outlet for dryer  
Front door chime  
(4) TV outlets  
(4) Phone jacks  
(4) Waterproof outdoor receptacles  
Exhaust fans in all indoor bathrooms  
Smoke detectors per code  
1/2 H.P. garage door opener installed  
Generous light fixture allowance  
Recessed can lights in the kitchen  
Pre-wired for garbage disposal

### INSULATION

Ceiling R-30 blown over living areas  
Cathedral ceiling T-30 batt  
Exterior wall & garage wall (interior  
side) R-11  
Poly-foam sealer at base plate, all corners  
and windows  
Sill seal under all bottom plates

### INTERIOR FRAMING

Interior dividing walls 2"x4" studs or metal  
studs on 24" centers, builders choice  
Wood backing for drapery rods and  
ceiling fans

### WINDOWS & DOORS

Insulated energy-efficient single-  
hung windows screens  
Colonial windows  
Insulated 5" sliding glass doors  
  
Fiberglass insulated front door w/deadbolt  
Solid core door between garage & living area  
Marble sills  
Single deadbolt on all exterior doors  
Colonial panel interior doors (painted)  
Painted Colonial casing and baseboards

### APPLIANCES

ELF-cleaning range  
Built-in dishwasher  
Lighted range hood  
Micro-hood installed  
18 cu. Ft. refrigerator installed

### FLOOR COVERING

Stain-resistant carpet over 9/16" high  
density 6 # rebond pad  
Ceramic tile showers in master bath  
Vinyl in all other rooms

### CABINETS

Flat-panel or thermo-foil cabinets  
with knobs & adjustable shelves  
Beveled edge laminated countertops  
Marble countertops in bathrooms  
Pantry with shelves  
Medicine cabinets in bathrooms

### INTERIOR WALLS

8' ceilings-cathedral in main living  
areas & 9' Flat Also  
Wall & ceilings are drywall with  
texture knockdown/lt. orange peel  
2 coats of paint on interior walls  
Bathroom wet areas have water-  
resistant drywall  
Garage walls & ceiling finished with  
drywall, custom texture and paint

### DRIVEWAYS & WALKS

16' x 24' concrete apron  
Culvert As Needed per County Code  
Concrete Walkway from drive to  
covered entry

### ADDITIONAL FEATURES

Covered & or screen back porch per  
floor plan  
Termite bond  
Two year warranty

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