



General

- All Permit, Impact & Connection Fees Payable to The City of Cape Coral
 - No Betterment or CIAC Fee Included
- Surveys, Blueprints, Elevation Certificates, & Energy Calculations
- Dumpsters on Site as Needed
- Port-O-Let
- Temporary Electric & Water During Construction
- \$7,000 Allowance for Builder's Risk Insurance
- Professional Cleaning of Entire Interior of House Including all Windows
- Warranty- (1) Year on Materials & Workmanship & (10) Years on Structural
- Professional Interior Design Services for Color Selections

Site Work

- Erosion Control as Needed
- \$20,000 Allowance for Fill & Grade Work
 - No Culvert Included
- Termite Treatment
- Vapor Barrier (1 Year Warranty Bond)

Foundation through Tie Beam

- 8" By 16" Poured Concrete Footers with Reinforcing Rods
- 8" By 16" Concrete Tie Beam Reinforced with 4 Continuous Steel Rods
- 3-Course Concrete Block Stemwall
- CBS Construction

Framing

- Engineered Roof Truss System with 6:12 Pitch
- Interior Wall Studs 16-Inch on Center
- Aluminum Soffit & Fascia

Plumbing

- PEX Piping with PVC Drains
- City Water & Sewer Hook-Ups up to 80'
- Outside Hose Bibs
- Dedicated Line for Autofill

Casa del Mar Model Specifications

7/10/2025



- 50-Gallon Electric Hot Water Heater
- Kitchen
 - Moen 7864 Sleek Pull-Out Faucet - Chrome
 - Badger V ½ HP Garbage Disposal
 - Dishwasher & Icemaker Hook-Up
- Bathrooms – Brushed Nickel Fixtures
 - Toto Drake 2-Piece Elongated Water Closets
 - Moen Eva Widespread Lavatory Faucets
 - Moen Eva Shower & Tub Trim
 - 8" Rain Head Shower (Master)
 - Maax Chorale Free Standing Soaker Tub (Master)
 - Pedestal Sink (Pool Bath)
 - Installation of up to (3) Homeowner Provided TP & Towel Holders in Each Bathroom – Non-Tiled Walls Only
- Pantry/Laundry Room
 - Laundry Tub
 - Moen 67315C Integra Faucet - Chrome
- Summer Kitchen
 - Moen 7664 Sleek Faucet- Chrome
- Outdoor Hot & Cold Shower
 - Moen Eva BN Shower Head

HVAC

- Professionally Engineered 16 SEER HVAC System. Includes a Digital Programmable Thermostat
- Nutone Recessed Bath Fan Light Combos
- Vent for Hood @ Summer Kitchen

Electric

- \$1,500 Allowance for Underground Electric with Additional Single Empty Conduit
- 200 Amp Electric Service
- Dedicated Circuit with Dedicated Outlet for Irrigation to be Field Located
- Smoke Detectors
- Pre-Wired for Ceiling Fans
- Under Cabinet Lighting in Kitchen

Casa del Mar Model Specifications

7/10/2025



- Media Panel with Terminated Coax & CAT6 Wiring
- PVC Floor Receptacle
- Recessed Can Lights
 - Choice of Color Temperature
- \$3,500 Decorative Lighting Allowance
 - Installation of Owner Provided Ceiling Fans Included
 - Additional Charges May Apply for Installing Chandeliers

Insulation

- R-5 ¾" Rigid Insulation on Exterior Block Walls
- R-38 Ceiling Insulation

Interior & Exterior Finishes

- ½" Sag Resistant Drywall on all Interior Ceilings. ½" Regular on Walls. ½" DensShield on Shower & Tub Walls for Tile Backer. Skip Trowel Finish on all Walls & Ceilings
 - ½" Soffit Board on all Exterior Ceilings
 - Marble or Travertine Interior Windowsills
- Light to Medium Dash Brush Exterior Masonry Finish
 - Stucco Details to be Smooth Finish
 - Stucco Finish Summer Kitchen
 - \$1,000 Allowance for Pool Retaining Wall Stucco
- Decorative Aluminum Powder Coated Shutters on Front Elevation

Roofing

- 5V Crimp Metal Roof System in Mill Finish
 - Ridge Vents as Needed

Overhead Garage Doors

- Steel Garage Doors with Choice of Standard Panel Design
 - ½ HP Chain Drive Garage Door Openers with 2 Remotes & Keypad

Exterior Doors & Windows

- \$5,500 Allowance for Entry Doors
- Smooth Finish Fiberglass, Single Light, Impact "Blanca" Glass for Pool Bath



- Smooth Finish Fiberglass Garage Service Door
 - Stainless Steel Hinges on Exterior Doors
- PGT or Equivalent Windows with Low-e, Impact Glass & Aluminum Frames
- PGT or Equivalent 90° Slider in Great Room with Low-e, Impact Glass

Painting

- Choice of (2) Exterior Color Combinations in 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
- \$900 Allowance for Pool Retaining Wall Paint

Shelving, Shower Enclosures & Mirrors

- Wood Ventilated Shelving in Closets & Pantry with Choice of Standard Color
- 42" Frameless Vanity Mirrors in Bathrooms
- Frameless Glass Panels in Master Shower, Bath 2 & 3

Interior Trim

- 8' Hollow Core 6 Panel "Colonist" Interior Doors
- 8' Single Light French Door in Study
 - Hinges to Match Hardware Selection
- 3 ¼" #445 Casing
- 5 ¼" #5180 Baseboard
- 5 ¼" Crown Mold in Tray Ceilings
- Open Linen Shelves in Master Linen Closet
- (2) Pull Down Attic Stair - up to 12' Ceiling Height
- \$3,900 Allowance for Schlage Interior & Exterior Door Hardware

Floor Coverings & Bathroom Wall Tiles

- Choice of Color for 20" Porcelain Floor Tile in Kitchen, Dining, Great Room, Pantry/Laundry, Study & Bathrooms
 - Includes Crack Membrane under all Floor Tiles
- Choice of Color for Wall-to-Wall Plush Carpet in all Bedrooms
- Choice of Color for Porcelain Wall Tiles for Tub & Shower Areas
 - Wall Tile Installed to Standard Ceiling Height
- \$1,200 Allowance for Tiled Kitchen Backsplash



Cabinetry

- Plywood Construction Cabinets with Dovetail Drawers, Soft Close Glides & Soft Close Hinges. Choice of Standard Finish & Door Style
 - 42" Uppers, Crown, Light Rail, Trash Pull-Out & Key Drop @ Niche in Kitchen
 - 42" Uppers in Pantry/Laundry
 - Cabinet Hardware Allowance

Countertops

- Choice of Level 1 Granite for Kitchen, Pantry/Laundry, & Bathroom Countertops with 4" Backsplash (Excluding Kitchen)
- Choice of Level 1 Granite for Summer Kitchen
 - Stainless Steel Undermount Sinks in Kitchen & Summer Kitchen
 - Standard Undermount Bath Sinks

Appliance Package

- \$7,500 Allowance for Appliances & Installation
- \$4,000 Allowance for Summer Kitchen Appliances & Installation
 - Including SS Doors/Drawers & Insulated Jacket(s)

Landscaping & Driveway

- \$1,500 Allowance for Landscape Package
- Floratam Sod
- Irrigation System with Digital Timer & Rain Sensor for Standard 80'x125' Lot
 - Snail Filter
- Paver Driveway with Choice of Standard Colors & Pattern
 - Lanai Decking to be by Pool Contractor

Pool Inclusions

- Baby Barrier Pool Alarm
- Water to Fill Pool