



## General

- All Permit, Impact and Connections 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
- Allowance for Builder's Risk Insurance
- Erosion Control as Needed per Code
- Warranty- (1) Year on Materials & Workmanship & (10) Years on Structural
- Two-day Design Consultation with Professional Interior Designer
- Professional Cleaning of Entire Interior of House Including all Windows

## Site Work

- Flood / Lot / Min / FFH
- Allowance of \$25,000 for Fill & Grade Work
  - No Culvert Included
- Termite Treatment
- Vapor Barrier (1 Year Warranty Bond)

## Foundation to Tie Beam

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

## Framing

- Engineered Roof Truss System with 6/12 Roof Pitch
- Interior Wall Studs 16-Inch on Center
- Textured Composite Fascia Material



## Plumbing

- PEX Piping with PVC Drains
- City Water and Sewer Hook-Ups up to 80'
- Outside Hose Bibs
- Dedicated Line for Autofill Hookup
- 50-Gallon Electric Hot Water Heater
- Kitchen
  - Moen 7864 Sleek Pull-Out Kitchen Faucet - Chrome
  - Badger V ½ HP Garbage Disposal
  - Dishwasher & Icemaker Hook-Up
- Master Bath & Guest Baths - Brushed Nickel Fixtures
  - Toto Drake 2-Piece Elongated Water Closets
  - Moen Eva Widespread Lavatory Faucets
  - Moen Eva Shower & Tub Trim
  - Maax Delsia Free Soaker Tub (In Master)
  - 5' Vikrell Tub (Bath 2)
- Laundry Room
  - Laundry Tub
  - Moen 67315C Integra Pull-Out Faucet - Chrome
- Summer Kitchen
  - Moen 7664 Sleek Faucet – Chrome
- Outdoor Hot & Cold Shower
  - Moen Eva BN Shower Head

## HVAC

- Professionally Engineered Air Conditioning System(s)
  - Digital Programmable Thermostat
  - Venting of Kitchen Hood
  - Nutone Recessed Bath Fan Light Combos
  - Mastic Sealed Ductwork
  - One Year of Quarterly Maintenance After Closing

## 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 Installed
- Under Cabinet LED Lighting in Kitchen
- Media Panel with Terminated Coax & CAT6 Wiring
- PVC Floor Receptacles
- Recessed LED Lights
  - Choice of Color Temperature
- \$2,000 Decorative Lighting Allowance
  - Additional Charges May Apply for Installing Chandeliers

### **Insulation**

- R-5 ¾" Rigid Insulation on Exterior Block Walls
- R-38 Ceiling Insulation in 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
- Marble or Travertine Interior Windowsills
- Light to Medium Dash Brush Exterior Masonry Finish on Walls
- \$1,000 Allowance for Pool Retaining Wall Stucco
- Foam and Stucco Details to be Sand Finish
- Decorative Aluminum Powder Coated Shutters on Front Elevation

### **Roofing**

- Concrete Tile Roof System with Choice of Standard Colors
  - Ridge Vents as Needed

### **Overhead Garage Doors**

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

### **Exterior Doors & Windows**

- Smooth Finish Fiberglass Entry Doors w/ Single Light, Low-E, Impact Glass
- Smooth Finish Fiberglass, Single Light, Impact "Blanca" Glass for Pool Bath



- Stainless Steel Hinges on Exterior Doors
- PGT or Equivalent Windows & Sliding Glass Doors with Low-E, Impact Glass & Aluminum Frames

### **Painting**

- Choice of (2) Exterior Color Combinations or Equivalent in Satin Finish
- Choice of (2) Interior 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

### **Mirrors, Shower Enclosures & Shelving**

- Wire Shelving in Closets & Pantry
- 42" Standard Vanity Mirrors in all Bathrooms
- Fixed Glass Shower Panel w/ Brushed Nickel Hardware in Master
- Shower Door w/ Brushed Nickel Hardware in Bath 3

### **Interior Trim**

- 8' Hollow Core 6 Panel "Colonist" Interior Doors
- 8' Single Light French Doors in Study
- 8' SC Barn Door @ Pantry w/ Standard Chrome Hardware and 12" Pull
- 3 ¼" #445 Casing
- 5 ¼" #5180 Baseboard
- 5 ¼" Crown Mold in Tray Ceilings
- Modern Plywood Shelves in Bath 3 Linen Niches
- Pull Down Attic Stair - up to 12' Ceiling Height
- Schlage Door Hardware with Color Matched Interior Door Hinges

### **Floor Coverings & Bathroom Wall Tiles**

- Choice of 20" to 24" Standard Floor Tile in Kitchen, Dining, Great Room, Family Room, Laundry, and Bathrooms
  - Crack Membrane under all Floor Tiles
- Choice of Color for Wall-to-Wall Plush Carpet in all Bedrooms & Study
- Choice of Standard Tile for Shower and Tub Walls Installed to Ceiling Height
  - Tile Returned Windows in Wet Areas



- \$1,000 Allowance for Kitchen Backsplash

### **Cabinetry**

- Plywood Construction Cabinets w/ Dovetail Drawers, Soft Close Glides & Soft Close Hinges. Choice of Standard Finish & Door Style
  - Kitchen Includes 42" Uppers, Crown Molding, Light Rail, Trash Pull-Out & 12" Base Cabinets on Back of Island
  - Dry Bar Cabinetry in Dining Room with Upper Shelves
  - \$325 Cabinet Hardware Allowance

### **Countertops**

- Choice of Level #1 Color Granite for Kitchen, Dry Bar, Summer Kitchen, Bathroom & Laundry Room Countertops w/ 4" Backsplash Excluding Tile Backsplash Areas
  - Stainless Steel Undermount Kitchen Sink & Summer Kitchen
  - Standard Undermount Bath Sinks

### **Appliance Package**

- \$5,000 Allowance for Appliances & Installation
- \$4,000 Allowance for Summer Kitchen Appliances & Installation

### **Sod, Landscaping, Irrigation & 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