



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 - Chrome
 - Moen 7864 Sleek Pull-Out Faucet
 - 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)
 - Linear Drain (Master)
 - Maax Louie 67" Free Standing Soaker Tub (Master)
 - 5' Vikrell Tub (Bath 3)
 - Pedestal Sink (Pool Bath)
- Laundry Room - Chrome
 - Laundry Tub
 - Moen 67315C Integra Faucet
- Summer Kitchen - Chrome
 - Moen 7664 Sleek Faucet
- 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
- Strip Lighting with Cover in (3) Dry Bar Shelves
- Media Panel with Terminated Coax & CAT6 Wiring
- PVC Floor Receptacles
- Recessed LED Lights
 - Choice of Color Temperature
- \$4,500 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
- Light to Medium Dash Brush Exterior Masonry Finish on Walls, Exterior Ceilings & Soffit
- 3/8" Stucco Control Joints at Entry Columns
- \$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

- \$13,800 Allowance for 10' Iron Entry Door Unit
- Smooth Finish Fiberglass, Single Light, Impact "Blanca" Glass for Pool Bath
- Smooth Finish Fiberglass Doors for Side Garage & Outdoor Storage
 - Stainless Steel Hinges on Exterior Doors (Excluding Iron Door)
- 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

- Wood Ventilated Shelving Per Plan in Closets with Choice of Standard Color
- 42" Vanity Mirrors in Bathrooms
- Fixed Glass Panel at Master Shower
- Bypass Door with Brushed Nickel Hardware at Bath 2
- Fixed Glass Panel in Bath 3 Tub (Transom) Installed with U Channel

Interior Trim

- 8' Hollow Core 6 Panel "Colonist" Interior Doors
- 8' Single Light French Doors in Study
- 3 ¼" Flat Stock Casing
- 7 ¼" Flat Stock Baseboard in Main Areas with 5 ¼" Flat Stock Baseboard in Secondary Areas
- 5 ¼" Cove Crown Mold in Tray Ceilings
- Wood Windowsills with Apron
- Wooden Shelves in Master Bath, Master Water Closet & 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 Throughout
 - Crack Membrane under all Floor Tiles
- Choice of Standard Tile for Shower and Tub Walls Installed to Ceiling Height
 - Tile Returned Windows in Wet Areas
- \$1,500 Allowance for Kitchen Backsplash
- \$700 Allowance for Dry Bar Backsplash

Cabinetry

- Plywood Construction Cabinets with Dovetail Drawers, Soft Close Glides & Soft Close Hinges. Choice of Standard Finish & Door Style
 - 42" Uppers, Hidden Pantry Doors, (1) Panel Wrapped Island, (6) Decorative End Panels, Crown Molding, Light Rail & Trash Pull-Out in Kitchen
 - Mail Cubbies in Kitchen Niche
- Bar Cabinetry with Floating Shelves and (2) Decorative End Panels
- Built in Kitchen Pantry
 - \$720 Allowance for Cabinet Hardware
- Composite Cabinetry at Summer Kitchen
 - Trash Pull-Out

Countertops

- Choice of Cambria Quartz for Kitchen & Bar Countertops
 - Stainless Steel Undermount Sink at Kitchen
- Choice of Level 1 MSI Quartz or Granite for Pantry/Laundry & Bathroom Countertops
 - White Undermount Bath Sinks
 - 4" Backsplash Throughout Excluding Tile Backsplash Areas
- Choice of Level 1 Granite for Summer Kitchen
 - Stainless Steel Undermount Sink at Summer Kitchen



Appliance Package

- \$7,500 Allowance for Appliances & Installation
- \$5,000 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