



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 Faucet - Chrome
 - Badger V ½ HP Garbage Disposal
 - Dishwasher & Icemaker Hook-Up
- Wet Bar
 - Moen 7545 Camerist Pull-Out Faucet
- 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 Delsia Free Standing Soaker Tub (Master)
 - 5' Vikrell Tub (Bath 3)
 - Pedestal Lavatory (Pool Bath)
- Laundry Room
 - Laundry Tub
 - Moen Integra 67315 Faucet
- 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 & Summer 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 Lighting in Kitchen & Wet Bar
- Media Panel with Terminated Coax & CAT6 Wiring
- PVC Floor Receptacles
- Recessed LED Lights
 - Choice of Color Temperature
- \$3,500 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
- Marble or Travertine Interior Windowsills
- ½" Soffit Board at all Exterior Ceilings
- Light to Medium Dash Brush Exterior Masonry Finish
- \$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

- \$5,500 Allowance for Entry Door Unit
- Smooth Finish Fiberglass, Single Light, Impact "Blanca" Glass for Pool Bath
- Smooth Finish Fiberglass Junior Suite Door w/ Single Light, Low-E, Impact Glass
- Smooth Finish Fiberglass Doors for Side Garage & Lanai Storage
 - Stainless Steel Hinges on Exterior Doors (Excluding Iron Door)
- PGT or Equivalent Windows w/ Low-E, Impact Glass & Aluminum Frames
- PGT or Equivalent 90 Degree Slider in Dining Area w/ Low-E Impact Glass

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 in Closets & Pantry w/ Choice of Standard Color
- 42" Standard Vanity Mirrors in Bathrooms
- Fixed Glass Shower Panel w/ Brushed Nickel Hardware at Master Suite Shower

Interior Trim

- 8' Hollow Core 6 Panel "Colonist" Interior Doors
- 8' Single Light French Doors in Study
- 3 ¼" #445 Casing
- 5 ¼" #5180 Baseboard
- 5 ¼" Crown Mold in Tray Ceilings
- Decorative Ceiling Trim @ Lanai
- Staggered 1x6 Flat Stock with 2x8 (Drywall) Center Cross @ Great Room Ceiling
- 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
 - Includes 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
- \$1,200 Allowance for Kitchen Backsplash

Cabinetry

- Plywood Construction Cabinets w/ Dovetail Drawers, Soft Close Glides & Soft Close Hinges. Choice of Standard Finish & Door Style
 - 42" Uppers, Crown Molding, Light Rail, Trash Pull-Out, Hidden Pantry Doors & Mail Cubbies in Kitchen Niche
 - \$475 Cabinet Hardware Allowance

Countertops

- Choice of Level #1 Color Granite for Kitchen, Wet Bar, Summer Kitchen & Bathroom Countertops w/ 4" Backsplash
 - Stainless Steel Undermount Sinks at Kitchen, Summer Kitchen & Wet Bar
 - Standard Undermount Bath Sinks

Appliance Package

- \$7,500 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

Tortuga Model
Master Specifications
11/1/2025



- 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