

General

All Permit Fees, Impact Fees & Connections payable to City of Cape Coral
No betterment or CIAC fee included

Surveys, blueprints, elevation certificates, & Energy Calcs

Meet all inspection requirements throughout construction

Builder's Risk Insurance

2 Course Concrete Block Stemwall or Mono Slab**

\$3,000 Allowance for Lot Prep, Fill & Grade**, Culvert Not Included

CBS Construction with 5/12 Roof Pitch

Aluminum Soffit & Fascia

Gutters—Front of Home with standard downspouts

Travertine Interior Window Sills

Wire shelving per plan in closets & pantry

42" Standard Vanity Mirrors in all bathrooms

Overhead Steel Garage Door w/Raised Panels to Hurricane Code

Garage Door Opener & 2 remotes

Professionally engineered A/C System, includes programmable thermostat

Professional Cleaning of interior of home including windows

White Appliance Package Kitchen Only

Cabinets & Countertops

Wood Cabinets, variety of door styles, standard stain in all locations.

42" uppers in Kitchen area,

Plywood boxes, wood doors

Dovetailed soft close doors and drawers

Level 1 knobs and pulls

Level 1 Granite for all countertops with standard edge options and 4" backsplash

Drywall

1/2" sag resistant drywall on all interior ceilings

1/2" regular drywall on walls

1/2" Denshield on shower & tub walls for tile backer

Spray Texture finish on all walls & ceilings

Electric

200 Amp Electric Service

Pre-Wired for Ceiling Fans, PVC Floor receptacle, TV Outlets & Phone Outlets per Plan

Recessed Cans per plan

Smoke Detectors per Code

\$1,500 decorative Lighting & Fan Allowance

Exterior Doors & Windows

6 Panel Fiberglass 6080 Smooth finish single entry door

Smooth finish 6 panel fiberglass doors Garage Entry

Impact Low E windows & sliders with white or bronze frames

Exterior Finish

Spray-crete texture stucco with raised smooth bands

Floor Covering & Bathroom Wall Tiles

18" Ceramic Floor Tile Diagonal Design – Kitchen, Dining Room, Living Room, , Laundry, Halls & Bathrooms, & Bedrooms

Insulation

R-4.1 foil insulation on exterior block walls

R-30 Ceiling Insulation

R-11 Bat insulation for all exterior framed walls

Interior Trim

6-Panel Style hollow core or Bi-fold Interior Doors

2 1/4" Colonial Casing

3 1/4" Colonial Baseboards

Kwikset hardware for interior & exterior doors

Kitchen

Stainless Steel double bowl under mount kitchen sink 9" deep

Badger V 1/2 HP Garbage Disposal, Dishwasher & Icemaker Hook-up

Master Bath

Elongated Water Closet

White or Bisque under mount sinks

Guest Baths

Elongated Water Closet

White or Bisque under mount sinks

Guest Bath #1 - 5' Steel Tub

Laundry Room

48" Wiring Shelving

Painting

Exterior Choice of 2 Color Combination – Sherwin Williams Paint

Interior Choice of 2 Color Combination – Sherwin Williams Paint

Walls in Satin & Trim in Semi-Gloss

Plumbing

CPVC or PEX Plumbing System

City Water & Sewer hook-ups to 60' ** **Well & Septic Additional Cost**

4 Hose Bibs (exterior spigots) custom located by you

\$1,800 Plumbing Fixture allowance includes Water Heater

Roofing

Architectural Roof System with choice of standard colors

Plywood Sheathing used on all roofing and throughout home no OSB

Sod, Landscaping, Irrigation & Driveway

Landscape—CO Package

Bahaia Sod on standard 80'x125' lot**

Irrigation System w/digital timer & rain sensor for standard 80'x125' lot**

Concrete Driveway

Added Benefits

Warranty – (1) year on material & workmanship. All mechanicals standard factory warranty, warranty cards included in closing package. (2) years on systems (10) years on structural.

**Cost may vary on these items based on the Lot you have chosen, amounts over the allowances will be the responsibility of the Buyer. Well & Septic Additional.