



## General Specifications for Saw Grass Estates

**Total Price:**            **Lot Description:** Lot TBD

**Special Note:** This specification sheet is not all inclusive. Please refer to the plan for size, location, and special call outs.

**Site Work:** Basement will have at least 1 egress window/ daylight/ walkout

**Excavation:** Shall be of the proper depth to balance out the dirt from the dig with the dirt required for the back fill. Dig, back fill, rough grade and finish grade included in price and/or allowances. Any other dirt work, fill or hauling will be extra cost.

**Foundation:** Foundation walls shall be 8" X 96" brick formed 3500# poured concrete with two #4 re-bar in the 96" walls. Footings shall be 16"X8" - 3500# poured concrete. All 96" foundation walls shall be waterproofed to finished grade with a 4" rock and tile system around the perimeter inside and outside the foundation. Sump pump pit shall be as drawn – includes sump pump unless drain tile is run to daylight. Location may change per builder's discretion.

**Rough Grade:** Shall be as to make the site drain properly and to conform to the adjacent ground. It is understood that every attempt shall be made to settle the over dig around the foundation and the sewer ditch, however, further settlement may occur overtime.

**Flat work:** Concrete shall be of the 4000# test or better.

Basement floor – 3.5" concrete over 4" clean rock and visqueen

Garage floor – 4" concrete with fiber mesh over uniform base and underpinned at foundation

Stoop- 6" concrete

Driveway: 4" concrete with 1/2' re-bar 4x4 grid pattern 5500 psi mix over uniform base.

Patio: 14x14, 4" concrete with 1/2' re-bar 4x4 grid pattern, uniform base

Private walk: 4' wide from driveway to front stoop, with 2, 1/2" re-bar running parallel with walk

**Framing:**

2X6 Treated plate over sill seal  
1 7/8 Silent floor TJI Floor Joist @ 16" on center  
Sub floor of 3/4" OSB tongue and groove, glued and screwed to joist  
Exterior walls 2X6 - @ 16" O.C. 9' first floor  
Interior Walls 2X4 @ 16" O.C.  
Exterior Sheeting is 7/16" OSB  
Roof structure is engineered trusses; except where noted on print  
Roof sheathing is 15/32" OSB with "H" clips between the trusses  
2X12 Headers over windows and load bearing openings. See print for any specific call outs.  
Soffits/overhangs – See print  
See print for special call outs  
Tyvek or similar product as house wrap

Future finish exterior basement walls framed 24" on center. Exterior only- No framing of future finished interior walls

**Exterior Selections:**

Siding: Vinyl, Royal Estate Select D4 Colorscapes Premium colors, choice of colors  
Soffits and Fascia: Aluminum  
Front porch: Aluminum Soffits  
Back porch: Aluminum soffits  
Shingles: 30 Year architectural shingles  
    Certainteed Landmark Designer shingles, choice of colors.  
    Certainteed roled, Ridgevent  
Synthetic roofing underlay

Drip Edge: Aluminum, to match color of Soffits  
Stone: J&N Manufactured Stone, choice of colors and styles with drainage mat  
Garage Doors: (1) 16x8 insulated  
Style: Raised panel Model: No hardware included  
Operators: (1) Liftmaster 8365 Wifi, Chaindrive Key less Entry: Yes (1)  
Garage door opener: Model #8365W  
Exterior Doors: See print for door style

All exterior doors are insulated steel doors with deadbolt and maintenance free cladding  
2x6 Bands or shutters around windows and doors, according to print. Rake boards according to

print. See print for call-outs

Front Porch: Aluminum wrap cladding

Windows and Patio Doors: See Print for Style

Type: Pella 250 Series White. Full screened, insulated frames

**Plumbing:**

All plumbing work to meet or exceed city codes

½ pex water lines, ½ hp garbage disposal

¾ basement rough in

Sump pump per print

See attached: Exhibit B

Exterior spigots: (2) location to be determined by buyer

Vanity tops: Allowance included with cabinets

Water heater: Naviance OnDemand Model #NVNPE240S

Stools: White, Maxwell, standard height

Bath Bays: White, per print

Kitchen Sink: Stainless steel (included in cabinet and tops allowance)

**Electrical:**

All electrical work to meet or exceed city codes

200 amp service, Cat5 phone lines, RG6 Coax

Fan/Can/Light combinations in Master Bathroom, and Main Bath

LED under cabinet lighting in Kitchen

Bedrooms, Family Room and Covered Porch will be wired for ceiling fan with light

Unfinished basements will have porcelain fixtures

Recessed cans to be included in:

Kitchen          Front Porch

Hallway

Garage Outlets: 1 per parking space    Garage Lights: 1 light per parking space

Basement outlets: (1) by electrical panel

Exterior Outlets:

Dryer: 220 or gas

Range: 220 or gas

Cable TV: Rg6 Coax Family room and all bedrooms

Phone Jacks – CAT5 Wire Kitchen pantry

TV hookups: Great room and smurf tube ran for future TV hookups above fireplace

TV: Consists of electrical, cable and CAT 5 wire

**Heating and Air Conditioning:**

All work to meet or exceed city codes

Furnace: Amana 96.1% High efficiency 2 stage

Air Conditioner: Amana 15 Seer

Thermostat: Programmable Honeywell T6 Pro-WiFi Model #thwifi1005

Microwave exhaust fan: Vented to recirculate.

All duct work sealed and taped.

**Exterior Deck:** Concrete patio 14x14. Treated wood landing and steps to patio, per print

**Insulation:**

Sidewalls: 2X6 Construction with R-19 blown in cellulose

Garage insulation walls: R-13 Batts. Ceiling attic R-19 blown.

Attic: Living area with R-50 Garage attic R-19

Basement: 2X4 Construction with R-19 Batts or Vinyl insulation hung

**Interior Selections and Colors:**

Sheetrock:

Walls – ½" drywall with smooth finish

Ceilings – Heavy ½" or 5/8" drywall (textured finish)

Walls and ceiling will have 1 coat of primer, 2 coats of paint. Choice of color (up to 3 colors)

Garage finish – Primer paint only. Garage finish is prone to cracking due to seasonal temperature changes. Builder not liable for cracking.

**Cabinets and Counter tops: Package A**

Kitchen cabinetry: Midland series. Windsor door style, Birch with Stone Stain, Traditional Overlay, 7/8 Ext Soft Close Drawers

Master Bath & Main Bath cabinetry: Windsor door style, Birch with Stone Stain, Traditional Overlay, Vinyl exposed, ¾ Ext. Dovetail Close drawers

Kitchen counter tops: Cambria Promo Line- Includes your choice of 5 Colors (White Frost, Peppercorn white, Pearl grey, Mystic grey, Toasted Almond); Eased Edge profile, No backsplash included. Standard stainless steel sink.

Master Bath and Main counter tops: Onyx Cultured Marble, Unlimited color choice in glossy finish, any bowl shape, Back and Side splashes included

**Trim:**

Doors: White, Hollow core, Choice of panels

Door Hinges and Hardware: Interior knobs standard finish, choice of colors

Base: White 5 1/4 Eased edge (9/16 x 5 1/4")

Casing: White 3 1/4 Eased edge (11/16 x 3 1/2')

Handrail: Stained Poplar

**Floor Coverings:**

Homeowner can chose from Builder Grade styles of flooring.

**Allowances:**

Landscape: \$1,000

Lighting: \$1,800 ranch (Includes bulbs)

\$2,000 two story

Home price

Lot

Upgrade total

**FINAL:**

Initials

Initials

Initials