

DMM
4/15/18SPECIFICATIONS

COMMUNITY LAKELAND

EFFECTIVE DATE NOV. 19, 2017

FOUNDATIONS

REINFORCING - POST TENSION
CONCRETE - 2,500 PSI

AIR CONDITIONING

ZONED - PER PLAN
A/C EQUIPMENT - 15 SEER SYSTEM, TRANE
HEAT - 95% EFF. GAS FURNACE
DUCTS - INSULATED FLEX-DUCT
VENT FANS - BATHS, UTILITY IF NO WINDOWS

ENERGY

ATTIC INSULATION - R25
WALL INSULATION - R13
WATER HEATER - ELECTRIC
DRYER - GAS AND ELEC. CONNECTIONS
POLYSEAL - AT ALL OPENINGS AND BOTTOM PLATE
TINTED WINDOWS - YES, DOUBLE PANE INSULATED SUNGLASS

FRAMING

WINDSTORM - BUILT AND INSPECTED PER STATE CODE
STUD SPACING - 16"
SUBFLOOR - 1 1/8" TONGUE AND GROOVE
EXTERIOR SIDING - 7/16" X 9 1/4" LAP HARDI PLANK
CEILING - SEE PLANS FOR RAISED AND VAULTED

ROOFING

DECKING - 7/16" OSB
SHINGLES - GAF TIMBERLINE HIGH DEFINITION
FLASHING - GALVANIZED WHERE NEEDED
ATTIC VENTILATION - NONE, SEALED ATTIC
SOFFIT VENTS - NONE, SEALED ATTICWINDOWS -
PLUMBING

DOUBLE PANE TAN FINISHED VINYL, LOW E

FIXTURES DELTA

KITCHEN - BRUSHED NICKEL, SINGLE LEVER
MASTER BATH - CHROME
POWDER ROOM - CHROME
AUX. BATHS - CHROME
UTILITY ROOM - WASHER AND DRYER CONNECTIONS
MASTER TUB - OVAL MARBLE
WHIRLPOOL OPTIONAL \$800AUX. BATHTUBS - STEEL AND PORCELAIN
SHOWER PANS - ACRYLIC
WATER HEATER - 50 GAL.KITCHEN SINK - WHITE PORCELAIN
SHOWER ENCLOSURES - CHROME WITH CLEAR GLASSEXTERIOR HOSE BIBS - THREE
SUPPLY LINES - PEX, INSULATED AT EXT. WALLS
DRAIN LINES - PVCMIRRORS - 42" PLATE GLASS, BEVELLED EDGE,
MASTER AND POWDERFIREPLACE - REMOTE CONTROL, GAS, DIRECT VENTED
MANTLE/SURROUND - PER FLOOR PLAN/ CERAMIC TILE

PAINT

WALLS - TEXTURED, LATEX
WOODWORK - LAQUER UNDERCOAT, ENAMEL
EXTERIOR - LATEX ENAMEL
TWO-TONE - WALL COLOR CHOICE, WHITE ENAMEL

BRICK TYPE - U.S. CLAY OR CONCRETE

LOCATION - ALL FIRST FLOOR, PLAN FOR SECOND
GARAGE FRONT WALL

TRIM

INTERIOR DOORS - PROVINCIAL RAISED PANEL, FRENCH
DOORS IN SOME PLANS.CROWN MOLDING - STANDARD IN FOYER, FORMAL AREAS
CHAIR RAIL - SOME FOYERS, BREAKFAST, AND DINING
BUILT-INS - SEE PLANS FOR BOOKCASES, BOX WINDOWS
CLOSET SHELVES - ENAMELLED, ROUTED EDGE
CLOSET RODS - STAINED WOODSTAIRS - STAINED OAK HANDRAILS, NEWELLS,
WHITE BALLISTERSWINDOW STOOLS - POURED MARBLE
EXTERIOR LOCKS - BRUSHED NICKEL, DEADBOLTS
BHP LIFETIME FINISH

INTERIOR DOOR HANDLES - LEVER-STYLE

KITCHEN COUNTER TOPS - GRANITE, OMEGASTONE STANDARD

KITCHEN COUNTER BACKSPASHES - CERAMIC TILE

VAINITY TOPS - MARBLE

WET BAR TOPS - FURNICA

ALL ITEMS LISTED ARE STANDARD
UNLESS NOTED AS OPTIONAL.

CABINETS

SELECTIONS - MAPLE IN COFFEE & PECAN - STD
BORDEAUX, EXPRESSO & ASH - \$500
42" WALL CABINETS SOME PLANS
SHAKER STYLE MID GREY & WHITE - \$1000MASTER VANITIES - SAME FINISH AS KITCHEN
DOUBLE SINKS
MEDICINE CABINETS ALL BATHS EX. SOME PDRS.
LINEN - OPTIONAL WALL CABINETS
UTILITY ROOM - OPTIONAL WALL CABINETS

HARDWARE - YES, EXCEPT CHURCHILL CABS

FLOORING

CARPET - SCOTCHGUARD, POLYESTER
ENTRY - CERAMIC TILE OVER 3/8" PAD
KITCHEN - CERAMIC TILE
WET AREAS - VINYL
PORCH - CERAMIC PAVERS
OPTIONS - CERAMIC TILE, MARBLE, WOOD

LANDSCAPE

GRASS - SOD FRONT TO FENCE, NO PLANTING IN REAR,
OPTIONAL SOLID REAR @ \$4.00/SQ.YD.
TREES - TWO 4' OAKS OR MAPLES

SHRUBS/BEDS - STANDARD PACKAGE

FENCE - 6' CEDAR AROUND REAR YARD
TO REAR OF GARAGE

PATIO - 10X10 CONCRETE, EXTRA @ \$4.50 /SQ.FT.

MAILBOX - COMMUNITY CLUSTER BOXES

EXTERIOR TRIM

FACIA BOARD - 6' HARDIE
BRICK FREEZE - 1X4
DRIP EDGE - GALVANIZED STEEL

APPLIANCES - WHITE OR BLACK, GENERAL ELECTRIC

RANGE - COOK TOP, WHITE OR BLACK, GAS

VENT - RECIRCULATING ABOVE COOKTOP

OVEN SELF CLEANING WALL OVEN

DISHWASHER - HIGH EFFICIENCY

MICROWAVE - IN WALL CABINET ABOVE OVEN

GARBAGE DISPOSAL - INSINKERATOR BADGER I

ELECTRICAL

WIRE - COPPER

GFI CIRCUITS - KITCHEN, BATHS, EXTERIOR

KITCHEN LIGHTING - RECESSED UNDERCAB.

EXTERIOR FIXTURES - ENTRIES, DOUBLE FLOOD REAR

SERVICE SIZE - PER PLAN

UNDERGROUND SERVICE - ALUMINUM

CEILING FANS - OPTIONAL @ \$100, LIGHT KIT @ \$35

CABLE OUTLETS - FAMILY ROOM, MASTER B.R.

PHONE OUTLETS - KITCHEN, MASTER BEDROOM

SECURITY SYSTEMS NONE

GARAGE FINISH

INTERIOR - UNFINISHED, STORAGE SUBFLOOR 3/4"

EXTERIOR - BRICK FRONT, ON FIRST FLOOR,
BALANCE LAP HARDIPLANK

EXTERIOR DOORS

FRONT DOOR - MAHOGANY, OPTIONAL GLASS

OTHER EXTERIOR DOORS - INSULATED FIBERGLASS

GARAGE DOORS - GALVANIZED STEEL

GARAGE DOOR OPENERS - OPTIONAL @ \$370

GUTTERS - NONE

TUB/SHOWER WALLS - CULTURED MARBLE

BATH HARDWARE - CHROME IN MASTER, CHROME ELSEWHERE
TWO TOWEL BARS EACH BATHSTANDARD SELECTIONS AVAILABLE SUBJECT TO
CONSTRUCTION STAGE: BRICK, PAINT, CERAMIC
TILE, VINYL, GRANITE, CARPET
CABINETS, APPLIANCESINSPECTIONS - MANVEL, WINDSTORM, ENERGY
FOUNDATION ENGINEER, H.D.M.E.

HOME WARRANTY - 10 YEAR, H.D.M.E./R.W.C.

FLOOD PLAIN - NO FLOOD INS. REQUIRED