

STANDARD "GRAND CAYMAN II" HOME SPECIFICATIONS

ENERGY SAVINGS

- High efficiency 15 SEER Tempstar heat pump A/C system with 10 Year Parts Warranty (must register)
- Air returns with filters in all rooms
- R-30 fiberglass ceiling insulation over living areas
- R-11 fiberglass batts in walls between garage and living areas
- R-5 ¾" Thermax insulation board in exterior masonry walls
- Air infiltration protection
- Energy efficient Double pane Low-E glass Argon filled insulated vinyl windows with choice of 2 colors

MASONRY

- Concrete block wall with unibody (monolithic) concrete foundation fully reinforced with structural steel
- Visqueen vapor barrier under all concrete floors
- All exterior walls are engineered steel reinforced concrete construction
- Truss anchors in lintel and fastened to top chord of truss
- Spanish lace stucco around entire home

WOOD & FRAMING

- Minimum 2" x 4" wood studs on all frame walls (16" on center)
- Engineered roof trusses
- Bora-Care Termite treatment (1 year guarantee)

INTERIOR WALLS & CEILINGS

- Drywall with Spanish lace finish
- Painted Spanish lace ceilings your choice of color
- Bull nose corners as per model
- 10' flat ceilings and trays as per model
- Garage frame walls and ceiling finished with Spanish lace textured drywall
- Garage interior masonry walls skimcoated and finished with Spanish lace texture
- Drywall finished ceilings on screened porch and entry as shown
- Travertine or Marble window sills

ELECTRICAL

- 200 amp electrical service with circuit breaker panel
- Copper wiring throughout entire home
- Decora light switches
- Outlets as per code
- Two coaxial cable TV outlets
- Recessed lighting in kitchen, dining room and bathrooms as per model
- Two pre-wired telephone outlets including jacks (master bedroom and kitchen)
- Three exterior weatherproof electrical outlets
- Pre-wired for automatic garage door opener
- Range hood & dryer vented to outside
- \$1,000 light fixture allowance
- Front door chime
- Smoke and carbon monoxide detectors

CABINETRY, DOORS & TRIM

- Double 1 ¾" insulated fiberglass decorator front doors with dead bolt security lock
- 1 ¾" fiberglass service door
- Kwikset Dorian Style Door Handle sets with matching hinges
- Kwikset Dakota front door handle set
- Conmore shaker style painted interior and bi-fold doors
- 5 ¼" wood base
- Full length mirrors over bathroom vanities
- Attic access stairs
- Quality Woodstar cabinetry to include Derby, Seacrest or Maddie styles
- 3cm Granite counter tops in kitchen with stainless under-mount sink- up to level 2, 3cm granite counter tops in bathrooms with under-mount oval or rectangular sinks- up to level 2, Standard Wilsonart Laminate Mica counter tops in laundry room
- Standard Ceramic tile in great room, dining room, bathroom floors, shower and tub areas, kitchen, nook, hallway, laundry and foyer
- Standard Ceramic tile back-splash in kitchen
- Shampoo niche & marble shelf in both bathrooms
- Carpet laid over high density pad
- Colonial raised panel garage doors with prairie glass inserts

PLUMBING

- Delta Stainless Essa 9113-AR Kitchen faucet with hand spray and Insinkerator disposal
- Elongated comfort height toilets in bathrooms
- CPVC piping through-out
- Delta Stainless Woodhurst Collection Bath Fixtures with 8-inch widespread faucets, 3532- LF-SSMPU
- 40 Gallon quick recovery hotwater heater
- Refrigerator ice maker line with shut-off valve
- 3 outside hose bibs
- Standard water line connection to home, up to 25'
- Laundry tub with lower cabinet base and Delta Chrome Classic two handle laundry faucet
- Complete washer and dryer hookups
- Cast Acrylic Tubs as per model
- Standard Non- Nitrogen Reducing Septic System

ADDITIONAL STANDARD FEATURES

- Lot clear for standard 100' x 100' building pad including two loads of trees removed and three loads of fill with up to 18 hours of loader time, including grading up to 100'x100'
- Kool Deck on front porch & lanai
- Lanai with screened walls and one door
- \$1,500 appliance package
- 850 sq ft Concrete driveway and walkways allowance
- 5,000 sq-ft of Flora-tam Sod and \$600 Landscape Allowance
- Timberline 30 year fiberglass or equivalent fungus resistant shingles
- Exterior color coordinated aluminum ventilated soffit & fascia
- Professional interior decorator assistance for color selections
- Closet Maid ventilated shelving in all closets and utility room
- Gutters on front elevation
- 10 Year Structural Warranty