

Standard “LEXINGTON MODEL” Home Specifications

ENERGY SAVING

- High efficiency 15 SEER heat pump A/C system with 10 Year Parts Warranty (must register)
- Air returns with filters in all rooms
- R-30 fiberglass ceiling insulation overliving areas
- R-11 fiberglass batts in walls between garage 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 slab 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 with Hardi Board Accents

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 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 per code
- 2 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 Lighting fixture Allowance
- Front door chime
- Smoke and Carbon monoxide detectors

CABINETS, DOORS & TRIM

- Double 1 ¾” insulated fiberglass prairie insert front door with dead bolt security lock as per model

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- 1 ¾” fiberglass service door
- Kwikset Dorian Style Door handle sets with matching hinges
- Kwikset Dakota Front door handle set
- Cheyenne Style interior doors with 2 ¼” colonial trim
- Garage door with raised panels to match doors with prairie glass inserts
- 5 ¼” wood base
- Full length mirrors over bathroom vanities with medicine cabinet in both bathrooms
- Attic access stairs
- Upgraded carpet throughout laid over high density pad
- Quality Woodstar cabinetry to include Derby, Seacrest or Maddie styles: in standard colors
- 3cm Granite countertops in kitchen with undermount sink, up to level 2. 3cm granite countertops in bathrooms with under-mount oval or rectangular sinks, up to level 2. Standard Wilsonart Laminate Mica countertops in the laundry room
- Standard Ceramic tile in living room, dining room, bathroom floors, shower/tub areas, kitchen, nook, hallway, laundry, and foyer
- Standard Ceramic tile backplash in kitchen
- Shampoo niche & marble shelf in both bathrooms

PLUMBING

- Delta Stainless Essa 9113-AR kitchen faucet with hand spray and Insinkerator Disposal
- China lavatories and elongated comfort height toilets in bathrooms
- CPVC piping through-out with 3 outside hose bibs
- Delta Stainless Woodhurst Collection Bath Fixtures with 8-inch widespread faucets, 3532-LF-SSMPU
- 40 Gallon low-boy hotwater heater
- Refrigerator ice maker line with shutoff valve
- 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 Bath tubs
- 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 for up to 100’x100’.
- Kool deck on front porch & lanai
- Lanai with screened walls and one door
- \$1,500 Appliance Allowance
- 850 sq ft of continuous Concrete driveway and walkways
- 5,000 sqft Flora-tam sod with \$600 Landscape Allowance
- 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 & utility room
- Stucco brick on front elevation as per model
- 10 Year Structural Warranty