

STANDARD FEATURES OF OUR HARBOR ISLAND MODEL

DESIGN

PERMITTING

PROPERTY IMPROVEMENT

- On your lot (per Builder approval)
- All Drafting, Engineering & Surveys
- All County Permitting Fees
- Builders Risk & Liability Insurance Coverage during construction
- *A Property requiring a Stem Wall Construction- If it is necessary to use a Footer and Stem Wall Construction, this would increase Construction Cost. We would be glad to do an inspection to Estimate the cost with NO obligation.*

STRUCTURAL FEATURES

- Monolithic Concrete Floor with 12"x16" Reinforced Footings & Vapor Barrier
- 8" Concrete block wall Construction
- Steel Reinforced solid poured cells at all Corners, openings & sheer walls
- Continuous 8"x16" formed & poured Tie Beam, with minimum of 4 Steel Bars

EXTERIOR

- Engineering Roof Trusses designed for 160MPH
- 30 Year Architectural (Dimensional) Shingles
- 6" Rain Gutters
- Aluminum Fascia/Soffit in Several Colors
- Premium Stucco Exterior Wall Finish w/Raised Banding & detailed moldings
- Therma-Tru (or PlastPro) Doors w/ full composite Jamb & Trim-Lifetime Warranty
- Stainless Steel Exterior Hinges
- PGT Low-E Argon Gas Insulated Windows (Built/Serviced Locally)
- Upgraded Sherwin Williams Satin Finish Paint
- 8' Insulated Steel Garage Doors w/ Openers Including Belt Drive w/ WiFi
- 3 Hose Bibbs conveniently located
- Full Bahia Sod on Standard sized lots
- Landscaping Package
- Full Storm Panel System for all openings
- Available Option - Custom Pool Package

INTERIOR

- All Recessed LED Lighting Included
- Deluxe Coffered Ceilings
- R-30 Ceiling Insulation Minimum
- Designer Tile Floors Throughout the House
- TV and Fan Outlets
- 5 ¼" Baseboards and Wide Casings
- Choice of Interior Door Style
- Hand-troweled Drywall w/ Knockdown Finish
- Finished Garage Interior w/ Knockdown Finish
- Attic Access w/ Pull-down Ladder
- Fully tiled (to the ceiling) Baths and Showers
- Upgraded Delta Fixtures throughout
- High Efficiency HVAC
- Appliance Allowance of \$2,500.00
- Lighting/Fan Allowance of \$2,250.00

CABINETS AND TOPS

KITCHEN

- Wood Cabinets w/ Recessed Panel Doors
- Dovetail Soft-Close Wood Drawers
- 42" Uppers w/ Crown Molding
- Upgraded Decorative Hardware
- Granite Tops (Level 1)
- Undermount Stainless Sink (18 gage)

BATHROOM

- Wood Cabinets w/ Recessed Panel Doors
- Dovetail Soft-Close Wood Drawers
- Granite Tops (Level 1)
- Undermount Porcelain Sinks

