

**ORMOND BEACH TOWN HOME SPECIFICATIONS FOR CENTRAL FLORIDA**

	<b>SPECIFICATION</b>	<b>Platinum SERIES</b>
<b>FOUNDATION &amp; FLATWORK</b>	FOOTING CONCRETE	3000 P.S.I
	FOOTING REBAR	GR 40 #5
	STANDARD FOUNDATION	MONOLITHIC SLAB
	FOUNDATION FRONT	MONOLITHIC SLAB
	FOUNDATION SIDES	MONOLITHIC SLAB
	WATERPROOFING	N/A
	PERIMETER DRAIN TILE	N/A
	MONO SLAB CONC. STRENGTH	3000 PSI + 6'X6'W.W. MESH
	GARAGE SLAB	3000 PSI + 6'X6'W.W. MESH
	DRIVEWAY	Belgard 8-IN L X4IN W X2IN H RECTANGLE GRAY
	LEADWALK	Belgard 8-IN L X4IN W X2IN H RECTANGLE GRAY
	FLATWORK JOINTS	TROWELED/CUT
	PATIO	Rhino Top Acrylic-Epoxy Concrete/
<b>STRUCTURAL, FRAMING &amp; CORNICE</b>	FIRST FLOOR SYSTEM	CONCRETE SLAB
	1ST FLOOR PLATE HEIGHT	VARIES PER PLAN
	1ST FLOOR EXT. SHEATHING	1/2" OSB / plywood
	1ST FLR. EXT. BRACING	BLOCK
	STAIRS	WOOD SITE BUILT PER PLAN
	STAIR TREAD MATERIAL	WOOD PER PLAN
	OPEN / CLOSED TREAD	CLOSED
	SECOND FLOOR SYSTEM	PER PLAN
	SECOND FLOOR DECKING	4X8X3/4 T&G STURDI FLOOR
	2ND FLOOR PLATE HEIGHT	9'-0" TYPICAL
	2ND FLOOR EXT. SHEATHING	1/2" OSB / plywood
	2ND FLR. EXT. BRACING	1/2" OSB / plywood
	ROOF PITCH	5/12 to 7/12
	FT. & RR ROOF. OVERHANG	PER PLAN
	RAKES	PER PLAN
	ROOF SHEATHING	5/8" OSB / plywwood W/H-CLIPS
	ROOF UNDERLAYMENT	peel and stick membrane
	ROOF SHINGLES	30- YEAR ASPHALT ARCH SHINGLE STD
	EXTERIOR WALL COVERING	8" hardi board siding and/or hardi shake at gable
	ELEVATION DETAILS	Per Plan
	GABLE MATERIAL	Hardie Board shake
	SOFFIT MATERIAL	ALUMINUM/WHITE
	FASCIA MATERIAL	ALUMINUM/WHITE
	DRIP EDGE	ALUMINUM/ BLACK
GUTTERS	N/A	
<b>EXT. DOORS &amp; WINDOWS</b>	FRONT ENTRANCE DOOR	3'0" / (6'8" / 8'0" Per Plan) ,6PANEL - Fiberglass INS.
	PATIO DOOR	SLIDING GLASS DOOR PER PLAN
	SLIDING GLASS DOOR	ALUMINUM WHITE / PER PLAN
	GARAGE ENTRANCE DOOR	SOLID CORE 6 PANEL FIRE-RATED
	GARAGE SERVICE DOOR	OPTIONAL - fiberglass INSULATED
	GARAGE DOOR OPENER	OPTIONAL -1/2 HP. W/2 REMOTES
	GARAGE DOOR	RAISED STEEL WITH/GLASS
	FRONT DR.H.WARE MFG.	KWIKSET
	FRONT DOOR HARDWARE	MONROE HANDLESET AND DEADBOLT
	HARDWARE FINISH	ANTIQUE BRASS
	KICKPLATE	NONE
	WINDOWS	WHITE ALUMINUM CLEAR GLASS IMPACT WINDOWS WITH GRIDS
	SCREENS	WHITE WITH FIBERGLASS
SKYLIGHT	OPTIONAL PER PLAN	

		<b>Platinum SERIES</b>
<b>SPECIFICATION</b>		
<b>PLUMBING</b>	PLUMBING SUPPLY/WASTE	FLOWGUARD GOLD/CPVC
	WATER HEATER TYPE&SIZE	50 GALLON
	WATER HEATER MFG.	A.O. SMITH/STATE/RHEEM
	KITCHEN SINK	7" STAINLESS STEEL/2 BOWL
	KITCHEN SINK FAUCET	CHROME SINGLE LEVER MOEN # 7430
	SOAP DISPENSER	N/A
	ICE MAKER HOOK-UP	PLASTIC TRANS/BOX IN WALL
	HOSE BIBS	1 PER UNIT
	LAUNDRY SINK	OPTIONAL/WHITE WALL HUNG/IN CABINET
	LAUNDRY SINK HARDWARE	OPTIONAL/SINGLE LEVER MOEN # 7430
	WET BAR SINK	
	WET BAR FAUCET	OPTIONAL/SINGLE LEVER MOEN # 7430
	<b>POWDER ROOM</b>	
	SINK	BRIGGS OR PROFLOW 18" PEDESTAL #6680
	SINK FAUCET	SINGLE LEVER MOEN #64625
	TOILET	1.5 GAL/ELONGATED BRIGGS OR PROFLOW
	<b>HALL BATH</b>	
	SINK	PORCELAIN OVER STEEL - 19X17 OVAL BRIGGS OR PROFLOW
	SINK FAUCET	SINGLE LEVER MOEN #64625
	TUB	5' PORCELAIN/STEEL - BRIGGS OR PROFLOW#2204
	TUB SURROUND	TILE 6X6
	TUB FAUCET	CHROME MOEN #T183
	TOILET	1.5 GAL/ELONGATED BRIGGS OR PROFLOW
	<b>MASTER BATH</b>	
	SINK	PORCELAIN OVER STEEL - 19X17 OVAL BRIGGS OR PROFLOW
	SINK FAUCET	SINGLE LEVER MOEN #64625
	SHOWER BASE	2ND FLOOR PRE FAB PAN / TILE 4x4/PER PLAN
	SHOWER WALLS	TILE 6X6
	TUB	JUCUZZI ACRYLIC GARDEN TUB/PER PLAN
	TUB SURROUND	TILE 6X6
TUB FAUCET	CHROME MOEN #T999	
MASTER BATH TOILET	1.5 GAL/ELONGATED BRIGGS OR PROFLOW	
<b>HVAC &amp; ELECTRICAL</b>	HVAC TYPE	HEAT PUMP/STRIP HEAT AS REQUIRED
	HVAC MANUFACTURER	CARRIER/BRYANT/LENNOX
	UNIT LOCATION	VARIES PER PLAN
	TYPE OF DUCTWORK	FLEX DUCT
	HEAT/AC	ELECTRIC
	SECURITY SYSTEM	STANDARD
	ELECTRIC SERVICE SIZE	PER PLAN
	CEILING FAN PREWIRE	ALL BEDROOMS/FAMILY ROOM
	OVERHEAD BDRM. LIGHTS	ON BRACED FAN PW IN BEDRMS
	SWITCHED RECEPTICLES	MASTER BEDROOM + LIVING ROOM
	PHONE OUTLETS	ALL BEDS-FAMILY-DEN-KITCHEN
	CABLE OUTLETS	ALL BEDS-FAMILY-DEN-KITCHEN
	PLATE SIZE/COLOR	STANDARD / WHITE
	SWITCHES	DECOR ROCKER
	MASTER WALL SWITCH	1 FOR FAN PW + 1 FOR SWITCHED RECEPT
	BEDROOM WALL SWITCH	1 GANG FOR BRACED FAN/LIGHT
	EXTERIOR SPOTLIGHT	OPTIONAL
	GARAGE OPENER	STANDARD
	GARAGE DOOR OPENER	STANDARD
	GARAGE COACH LIGHTS	STANDARD / BLACK
EVERY BEDROOM HAS HDMI TO D-MARK DATA	HDMI CABLE TO ALL BEDROOMS LIVING AREA	
EXTERIOR GFI	2/ ON PORCHES + 1 at AC	

	SPECIFICATION	Platinum SERIES	
FIREPLACE	FIREPLACE		
	FIREPLACE SURROUND		
	FIREPLACE DOORS		
	GASLINE TO FIREPLACE		
INSULATION & DRYWALL	INSULATION		
	WALLS	AL. FOIL R-4.2	
	FLOOR	OPTIONAL R-13 PAPER BACK	
	CEILING	R-30	
	DRYWALL		
	STD. WALL THICKNESS	1/2"	
	WALL FINISH	Level 5 drywall finish	
	STD. CEILING THICKNESS	1/2" CEILING BOARD	
	CEILING FINISH	Level 5 drywall finish	
	GARAGE THICKNESS	1/2"	
	GARAGE FINISH	PAINTED DRYWALL 1/2 ON BLOCK/ SLICK CEILING	
	COUPULA	METAL STANDING SEAN SEAL	
	INTERIOR TRIM, DOORS, RAILS, INTERIOR HARDWARE	INTERIOR DOOR STYLE	MASONITE PANEL DOOR (3'0' / 8'0" Per Plan)
		1st FLOOR CASING	2 1/4" COLONIAL
1st FLOOR BASEBOARD		5 1/4" O.G.	
TYPE OF CROWN		PER PLAN	
TYPE OF CHAIRRAIL		3 1/4" COLONIAL/ PER PLAN	
TYPE OF PANEL MOLDING		PER PLAN	
CHAIR & SHADOW BOX (FOYER)		PER PLAN	
CROWN & NECK MOLD(FOYER)		PER PLAN	
CHAIR & SHADOW BOX (STAIRS)		PER PLAN	
CHAIR RAIL (FAM. RM.)		N/A	
CHAIR & SHADOW BOX (FAM. RM.)		N/A	
CROWN IN (FAM. RM.)		N/A	
CHAIR RAIL (DIN. RM.)		PER PLAN	
CHAIR & SHADOW BOX (DIN. RM.)		PER PLAN	
CROWN& NECK MOLD(DIN. RM.)		PER PLAN	
CHAIR RAIL (KITCHEN)		N/A	
CROWN IN (KITCHEN)		N/A	
CHAIR RAIL (LIV. RM.)		N/A	
CHAIR & SHADOW BOX (LIV. RM.)		N/A	
CROWN& NECK MOLD(LIV. RM.)		N/A	
WAINS COAT (FOYER)		PER PLAN	
OAK RAIL AND SPINDLES		PER PLAN	
2X2 PICKETS PAINTED		PER PLAN	
CROWN IN DEN / LIBRARY		N/A	
OTHER BUILT-INS		PER PLAN	
WINDOW CASINGS		N/A	
2nd FLOOR BASEBOARD		5 1/4" O.G.	
DOOR CASING		2 1/4" COLONIAL	
CROWN IN HALL UP		PER PLAN	
SHELVING		WOOD VENTILATED	
KITCHEN SHELVING		WOOD VENTILATED	
LINEN SHELVING		4 AT 20" DEEP/ 1 AT 16" DEEP	
STAIRS OFF FOYER			
NEWEL POSTS		OAK PER PLAN	
RAILINGS		OAK PER PLAN	
BALLISTERS		POPLAR PAINTED	
HARDWARE MFG.		KWIKSET	
HARDWARE FINISH		ANTIQUE BRASS	
HARDWARE STYLE		LIDO/ LEVER	

	<b>SPECIFICATION</b>	<b>Platinum SERIES</b>
<b>PAINT</b>	MANUFACTURER	Behr ultra 5 Dragon egg shell
	ALL CAULKING	30 year non-yellowing water base
	INTERIOR WALL PRIMER	Behr ultra scuff defense egg shell
	INTERIOR WALL FINISH	Behr ultra scuff defense egg shell
	CEILING	Behr premium plus paint and primer
	INTERIOR TRIM PRIMER	Behr ultra 5 Dragon SEMI-GLOSS
	INTERIOR TRIM FINISH	
	INTERIOR TRIM STAIN	
	INTERIOR TRIM STAIN SEALER	Behr waterproofing stain & sealer
	EXTERIOR WALL PRIMER	behr dynasty 10 year color fade
	EXTERIOR WALL FINISH	per plan
	EXTERIOR WOOD TRIM PRIMER	exterior behr stain-blocker paint & primer SEMI-GLOSS
	EXTERIOR WOOD TRIM FINISH	
	FRONT DOOR	behr dynasty 10 year color fade
	<b>CABINETS, COUNTER TOPS &amp; VANITIES</b>	<b>KITCHEN</b>
CABINET MANUFACTURER		Kraft maid
STANDARD CABINET STYLE		36" / with 42" inch staggered and bump
COLORS AVAILABLE		VARIES
OPTIONS AVAILABLE		42" RAISED PANEL (PER PLAN)
OPTON COLOR AVAILABLE		VARIES
KNOB STYLE		NONE - FINGER PULL
COUNTER TOP MATERIAL		Quartz
BACK SPLASHES		4" SQUARE EDGE Quartz
<b>WET BAR</b>		
WET BAR CABINET		OPTIONAL - SAME AS KITCHEN
WET BAR TOP		OPTIONAL - SAME AS KITCHEN
<b>MASTER BATHROOM</b>		
CABINET STYLE		FLAT PANEL
VANITY TOP		Quartz
TOP COLOR		VARIES
BACK SPLASH		N/A
BOWL SHAPE		OVAL
<b>HALL BATHROOM</b>		
CABINET STYLE		FLAT PANEL
VANITY TOP		Quartz
TOP COLOR		VARIES
BACK SPLASH		N/A
BOWL SHAPE		OVAL
<b>POWDER ROOM</b>		
CABINET STYLE		PEDESTAL
VANITY TOP		N/A
TOP COLOR		WHITE/BONE (PEDESTAL)
BACK SPLASH	PEDESTAL	
BOWL SHAPE	OVAL	
<b>LAUNDRY ROOM</b>		
CABINET STYLE	OPTIONAL - SAME AS KITCHEN	
<b>MIRRORS, SHOWER DOORS &amp; BATH HARDWARE</b>	<b>MASTER BATHROOM</b>	
	MIRROR	1/4" PLATE GLASS - 48" HIGH
	SHOWER DOOR	CHROME/GLASS @ SHOWER STALL ONLY
	MEDICINE CABINET	ONE - BEVELED MIRROR
	<b>HALL BATHROOM</b>	
	MIRROR	1/4" PLATE GLASS - 48" HIGH
	TUB GLASS ENCLOSURE	OPTIONAL - CHROME/GLASS
	MEDICINE CABINET	ONE - BEVELED MIRROR
	<b>POWDER ROOM</b>	
	MIRROR	BEVELED OVAL
TUB GLASS ENCLOSURE	N/A	
HARDWARE	CHROME	

	<b>SPECIFICATION</b>	<b>Platinum SERIES</b>	
<b>APPLIANCES</b>	APPLIANCE MANUFACTURER	G.E.	
	<b>RANGE</b>	Frigidaire 30-in smooth Model #GCFE3060BF	
	UPGRADE RANGE	Frigidaire 30 -in 5 elements Model #GCFI3060BF	
	<b>GAS RANGE</b>	N/A	
	ELECTRIC COOK TOP	N/A	
	<b>COOK TOP MODULES</b>	N/A	
	GAS COOK TOP	N/A	
	<b>WALL OVEN</b>	N/A	
	UPGRADE WALL OVEN	Frigidaire 30-in Model #GCWD3067A	
	<b>MICROWAVE LEVEL 1</b>	Frigidaire Model #GMOS1962AF	
	MICROWAVE LEVEL 2	N/A	
	<b>DISPOSAL</b>	INSINKERATOR 1/3 HP BADGER	
	DISHWASHER	Frigidaire Model #GDPP4517AF	
	<b>UPGRADE DISHWASHER</b>	Frigidaire Model #GDSH4715AF	
	HOOD	JV347X	
	<b>WASHER</b>	Frigidaire Model #FFRE4120SW	
	ELECTRIC DRYER	Frigidaire Model #FFTW4120SW	
	<b>GAS DRYER</b>	N/A	
	REFRIGERATOR LEVEL 1	Frigidaire Model #FRSS26L3AF	
	REFERIGERATOR LEVEL 2	Frigidaire Model #GRFS2853AF	
REFERIGERATOR LEVEL 3	Frigidaire Model #GRMC2273CF		
<b>FLOORING</b>	<b>MANUFACTURER</b>	Coreluxe Ultra	
	<b>VINYL</b>	8mm w/pad Brazilian Cherry Waterproof Rigid Vinyl Plank Flooring 5.91 in. Wide x 48 in. Long	
	CARPET	25 OZ MOHAWK	
	<b>LEVEL ONE</b>	25 OZ SR + BERBER	
	LEVEL TWO	29 TO 32 OZ SR + BERBER	
	<b>LEVEL THREE</b>	36 TO 40 OZ SR + BERBER	
	LEVEL FOUR	42 TO 45 OZ SR + BERBER	
	<b>LEVEL FIVE</b>	42 TO 52 OZ SR + BERBER	
	PAD	3/8" BASIX	
	1ST UPGRADE PAD	7/16" GFI COMFORTWEAR 100	
	2ND UPGRADE PAD	7/16" GFI COMFORTWEAR 200	
	<b>TILE MANUFACTURER</b>	MOHAWK / PORTICO - SEE CONTRACT	
	<b>TILE LEVEL 1</b>	12 X 12 + 13 x 13	
	TILE LEVEL 2	13 X 13 + 16 X 16	
	<b>TILE LEVEL 3</b>	13 X 13 THROUGH 18 X 18	
	TILE LEVEL 4	16 X 16 THROUGH 20 X 20	
	<b>BATH WALL TILE</b>	6X6	
	OPTIONAL BATH WALL TILE	8X8	
	<b>MARBLE</b>	5" - 6" @ WINDOWS	
	<b>ROOM BREAKDOWN</b>		
	FOYER	VINYL PLANK	
	LIVING ROOM	VINYL PLANK	
	DINING ROOM	VINYL PLANK	
	KITCHEN	VINYL PLANK	
	LIBRARY	VINYL PLANK	
	HALLWAYS	VINYL PLANK	
	BEDROOMS	CARPET	
	MASTER BATHROOM	VINYL	
	MASTER WATER CLOSET	VINYL	
POWDER ROOM	VINYL PLANK		
HALL BATH	VINYL PLANK		
LAUNDRY ROOM	VINYL PLANK		
UTILITY ROOM	VINYL PLANK		

	<b>SPECIFICATION</b>	<b>Platinum SERIES</b>
<b>LIGHT FIXTURES</b>	MANUFACTURER	SEAGULL
	FRONT PORCH Ceiling Mount	OR REC CAN
	GARAGE COACH LIGHTS	
	BACK DOOR	
	FOYER ONE STORY @ 8'	
	FOYER ONE STORY @ 9'4'+	
	FOYER TWO STORY	
	DINING ROOM	
	FAMILY ROOM	SWITCH RECEPT
	KITCHEN	REC CANS
	KITCHEN SINK	REC CANS
	KITCHEN NOOK	
	POWDER ROOM	
	HALL BATH	
	MASTER BATH	
	WATER CLOSET	FAN LIGHT COMBO W/2 switches
	WALK IN CLOSETS	
	BEDROOMS	
	BONUS ROOM	OPTION W/RECESS CANS
	HALL (UP)	SL 5326-15
	HALL (DOWN)	SL 5326-15
	UTILITY ROOM	SL 5326-15
	GARAGE	KEYLESS
	ATTIC	KEYLESS
	GARAGE SERVICE DOOR	SL 8750-15 (OPTIONAL)
	CEILING FAN	OPTIONAL 52" / 5 BLADE WH/WH
<b>LANDSCAPE</b>	LAWN COVERAGE	ST AUGUSTINE FLORATAM
	TREES	PER SUBDIVISION
	SHRUBS	PER SUBDIVISION
	STREET TREE	1 LIVE OAK - 1 1/2" DBH
	FRONT YARD TREES	2 SHADE - 1 1/2" DBH
	BACK YARD TREE(S)	1 SHADE - 1 1/2"
	OPTIONAL LANDSCAPE PACKAGE	\$1,000
	IRRIGATION	STANDARD - FULL COVERAGE
	FERTILIZER SERVICE	N/A
	MAIL BOXES	TBD
HOUSE NUMBERS	TBD	