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Oakland Park Standard Features

Effective

2/15/17

2 car garage - 20'x20' interior (454SF)

Front porch - 240 SF

Rear lanai - 240 SF

A Exterior (structural/architectural/features)

- 1 Reinforced concrete masonry construction with stemwall foundation on 1st floor. Framed 2x6 construction on 2nd floor.
- 2 Wood joist system 16" - 20" between 1st & 2nd floors per plan.
- 3 Brick pavers on driveway, walkways, front porch, front steps and rear lanai.
- 5 Asphalt architectural shingle roof with off ridge attic vents
- 6 Exterior finishes are mixture of smooth stucco and siding with architectural detail to meet HOA design code requirements.
- 7 Termite treatment with one year warranty.
- 8 Vented vinyl soffits
- 9 Vinyl beadboard ceilings on porches and lanai.
- 10 Premium grade fungus resistant paint "flat" finish over primer on exterior walls w/semi-gloss on trim.
- 11 Architect/engineering/permit fees/impact fees are included in contract price.
- 12 Connection to sanitary sewer system
- 13 Connection to city water
- 14 Connect gas fueled appliances to gas utility service at fee of \$600/appliance.
- 15 Florida Green Building Coalition 3rd party certification

B Landscape/Sod/Irrigation

- 1 Automatic sprinkler system with time clock control (builders standard) to service sod & landscaped area, connect to city water.
- 2 Landscape allowance (\$5,000) for plants, trees, street trees, mulch, lighting, rocks, etc.
- 3 Zoysia sod

C Doors/Windows

- 1 Front entry door - Paneled 3/4 light 6'-8" fiberglass with transom light above.
- 2 Other exterior doors - Paneled 3/4 light 8' fiberglass doors - no transom above.
- 3 White vinyl single hung double pane low E windows & screens. Window grid pattern (internal) on elevation per plan.
- 4 8' x 16' insulated overhead garage door or \$1,000 garage door allowance.
- 5 Automatic chain drive garage door opener with 2 remotes.
- 6 Molded 8' interior hollow core doors per plan. Choice of 5 standard door styles.

- 7 Door hardware – Kwikset Signature Series
 - Front door handleset
 - Interior/other exterior key lock/privacy/passage hardware
 - Choice of coordinating door hinge colors.

D Interior/Finishes/General

- 1 10' ceilings 1st floor, 9' on 2nd floor
- 2 All closets and pantry per plan with ventilated vinyl coated shelving
- 3 Laundry room with electric washer/dryer hookups, dryer vent to exterior and laundry sink in base cabinet.
- 4 Stairs – Stained oak treads/handrail/newel posts, painted risers, painted wood or metal balusters per plan.
- 5 Drywall with textured knockdown finish on ceilings and orange peel on walls.
- 6 Trim – Wood window sills
 - Traditional 3-1/4" casing on doors
 - No casing on windows
 - 5-1/4" x 9/16" traditional milled baseboards throughout home
 - 5-1/4" x 9/16" traditional crown in living areas & MBR
- 8 Interior Paint - living areas/BR's walls flat - bath walls satin (one color all walls) - semi-gloss on all trim & doors (one color) – ceiling flat (white).
(Charge of \$200 for each additional color)

E Flooring/Bath Tile/Kitchen Backsplash Tile - (Allowance includes tax, freight)

- 1 Flooring allowance (tile or wood/laminate) 1st floor main living areas and MBR/closets including foyer, halls, DR, kitchen, FR & study.
\$3.50/SF allowance for tile material + standard installation (Total \$7.50/SF)
\$4.50/SF allowance for wood/laminate material + standard installation (Total \$7.50/SF)
- 2 Carpet in guestBRs/closets/2nd floor halls/lofts, \$3.50/SF allowance including pad & installation
- 3 Bath & laundry tile - \$3.50/SF allowance for material + standard installation
Tiled floors in baths & laundry
Tiled wall surrounds (7' high) in showers & guest bath tub/showers
- 4 Shower floors - \$12/SF allowance for material + standard installation
- 5 Listello bands - Master bath \$150 material allowance + standard installation
Guest baths \$100 material allowance + standard installation per bath
- 6 Tiled backsplash in kitchen, material allowance \$400 + 40SF labor allowance

F Plumbing/Bath Trim (all allowances include tax & freight)

- 1 Free standing "soaker" tub in Master Bath, \$1400 allowance.
Standard enameled steel tub/shower in guest baths
- 2 Framed 1/4" glass shower door enclosure in M Bath, choice of frame finish
Standard shower curtain rod in guest bath tub/showers
- 3 Standard elongated 2 piece white/linen comfort height toilets or \$200/toilet allowance
- 4 Faucet allowances:
Master Bath - Faucet allowance -\$1300
8" widespread faucets (2)
Primary shower with standard head

- Tub filler faucet
- Guest Baths - Faucet allowance per bath \$360
- 4" standard spread faucet (1)
- Primary tub shower with standard head
- Powder Bath - Faucet allowance \$200
- 8" widespread faucet (1)
- Standard pull out spray SS kitchen faucet or \$250 allowance.
- Standard chrome laundry faucet or \$75 allowance.
- 5 Sink allowances:
 - Standard porcelain under mount bath sinks, choice of linen/white and oval/rectangle or \$60/sink allowance.
 - Standard 18 gauge stainless steel kitchen sink or \$200 allowance.
 - Standard white drop in single basin laundry sink or \$75 allowance.
- 6 Standard glass vanity mirrors in baths.
- 7 Bath accessories (TP holder, towel rack, etc.) \$150 allowance total.
- 8 Standard 50 gallon electric hot water heater
- 9 Four (4) exterior hose bibs per plan.

G Cabinets/Vanities - Custom Made

- 1 Choice of 4 standard wood door styles, 1/2" plywood box construction, dove tail joints in drawers, self close drawers. Choice of 2 painted or 7 stained finishes.
- 2 Kitchen 42" kitchen upper cabinets, crown molding, 2 pot/pan drawers, refrigerator trim, 1 base cabinet with stack of drawers, 2 base cabinets w/roll out shelves, balance of base cabinets standard doors with fixed shelves.
- 3 Kitchen Island per plan– with 24" deep base cabinets, cabinet base molding and rear of island wrapped with cabinet material.
- 4 Bath vanities per plan, 36" high, bank of drawers in cabinets, width permitting.
- 5 Laundry base cabinetry per plan with 48" wide x 30" high upper cabinets, no crown molding.

H Countertops (allowance includes tax, delivery & install)

Countertop allowance for granite, quartz, wood or laminate in kitchen, laundry and baths subject to \$7,000 countertop allowance.

I Appliances (allowance includes tax, delivery & install)

Whirlpool Gold "energy star" rated stainless steel appliance package or \$7,200 appliance allowance.

- 36" electric cooktop
- Vented to exterior for exhaust hood over cooktop or range
- 30" wall oven
- Microwave mounted in wall cabinet.
- 24" dishwasher
- 25 CF refrigerator with ice/water dispenser

- 1/2 HP garbage disposal

J Electrical/Lighting (all allowances include tax & delivery)

- 1 Hanging/wall mount light fixtures/fans/bulbs, subject to \$4,000 allowance.
- 2 Pre-wire hanging/wall mounted light fixtures/fans including:
 - 1 - Foyer ceiling hanging
 - 1 – DR ceiling hanging
 - 2 - Kitchen island pendants hanging
 - 2 – Master bath vanity (wall mount)
 - Guest baths/powder vanities (1 per bath wall mount)
 - 2 - Coach lights on garage with switch
 - 2 - Coach lights on front porch with switch
 - 1 - Coach light on lanai adjacent to exit doors(1).
 - Interior fan/light outlets with wall switches in BR's, FR & Study.
 - Exterior fan/light outlet with wall switch (1) lanai
 - Walk in closets, pantry & laundry.
 - Garage ceiling (2)
- 3 Recessed lighting (CFL) with switch - 6 – kitchen
 - 4 - FR
 - 4 - MBR
 - Toilet water closets, showers, tubs per plan
 - Halls & stairwell per plan.
- 4 Electrical service: 200 AMP service - Interior outlets/switches per code
 - GFI exterior outlets - 4 waterproof GFI electrical outlets .
 - GFI outlets in garage Qty – 2
 - Under-counter LED lighting in kitchen with wall switch.
 - Decorative white rocker switches and face plates.
- 5 Total (8) low voltage drops for telephone, TV or internet connected to low voltage panel.
- 6 Smoke alarms per code.
- 7 Doorbell.
- 8 Standard bath exhaust fans.

K **HVAC/Insulation**

High efficiency Comfort Maker A/C package (equal to 15 seer) with vents in all living areas, BRs, baths, laundry room, walk-in pantry & walk-in closets.
 Radiant barrier sheathing on all roof areas.
 Insulation in air conditioned space - R-30 attic insulation, energy saving icynene foam filled masonry walls, R-4.1 foil batt on interior of masonry walls, R-19 batt on any exposed wood frame exterior walls.

*** All materials and installation methods are builder's standard unless specified otherwise above.**