J&J Building
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Effective
2/15/17

Oakland Park Standard Features

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 guage 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.**