



**Real Estate Investors • Developers • Builders**

P.O. Box 70 • Morriston, FL • 32668 • [www.homesbyann david.com](http://www.homesbyann david.com)

## **GENERAL**

1. All construction plans per model selected
2. Water supplied (meter or well depending availability)
3. One-year warranty against defects in materials and workmanship

## **SITWORK**

1. Lot cleared and clean fill dirt brought in for foundational pad
2. 15,000 sq. ft. of Bahia sod for corner lot, or 8,000 sq. ft. for inside lot
3. Builder selected landscaping of shrubs and mulch
4. Removal of all construction debris
5. 16-foot-wide driveway and walkway to front entry door
6. Concrete pads for service doors and AC unit

## **EXTERIOR**

1. Exterior wall construction:
  - a. Concrete block walls with stucco finish or
  - b. 2x6 wood frame with cement board OR custom lath w/decorative stucco finish per model
2. Decorative stucco per model and/or plans
3. Two coats of acrylic latex paint
4. White aluminum soffit

## **ROOFING**

1. Engineered roof trusses, including cathedral ceilings in living, dining, and kitchen
2. 15/32 OSB sheathing with synthetic under layment and 40-year dimensional fiberglass shingles
3. Aluminum off ridge vents per plan
4. Aluminum soffit ventilation

## **INTERIOR CONSTRUCTION**

1. Wood framed walls with 2x4 studs (16" on center per plans)
2. Pressure treated lumber on all masonry
3. Pressure treated backing at windows and doors for treatment coverings



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## **PLUMBING**

1. Enameled 5' tub with tile surround in hall bathroom
2. Tiled, curbless walk-in shower in master bathroom
3. Ceramic 1.5-gallon elongated toilets in bathrooms
4. Ceramic 19" sinks in bathrooms
5. 33x22 stainless steel double compartment 8" deep kitchen sink
6. 40-gallon water heater
7. 3 exterior hose bibs (standard)
8. Ice maker line to refrigerator
9. Washing machine box in wall
10. Bio septic system installed per County Health Department

## **HEATING and AIR**

1. Carrier 15-seer heat pump system
2. Insulated ducts and adjustable registers per plan and in walk in closets
3. Digital thermostat control
4. AC returns in all rooms
5. Exhaust fans in all bathrooms

## **ELECTRICAL**

1. 200 Amp service for electrical supply
2. Light switch for walk in closets
3. Heat and AC hookup
4. Washer/ Dryer hookup
5. Two phone and two cable outlets
6. Water hookup
7. Receptacles and switches per plan
8. Two exterior waterproof receptacles
9. Dishwasher and disposal hookup
10. Prewire and installation of ceiling fans
11. Smoke and Carbon monoxide detectors chain wired per plans
12. All ceiling fans and lighting provided per plans and builders choice



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## **WINDOWS**

1. Windows are single hung colonist style with vinyl frames insulated double pane clear HP low E, Argon gas glass per plans
2. Marble windowsills

## **INSULATION**

1. R-38 fiberglass batts in roof of all vaulted areas
2. Blown in R-38 in all flat areas
3. R-19 fiberglass batts in all framed walls between garage and living areas
4. Celotex foam insulated board against all living interior block walls

## **EXTERIOR DOORS**

1. Insulated PVC custom rot proof front entry with decorative insert and matching 14" sidelight in primed frames if shown in model plans
2. Insulated dual paned clear glass sliding glass door onto lanai OR patio
3. Insulated PVC service door on some models per plan

## **INTERIOR CONSTRUCTION**

1. ½" Drywall on walls and ceilings with sprayed lace texture and two coats satin paint
2. All interior doors and molding trim are classic styled (moldings and trim vary plan to plan and may be upgraded)
3. Vinyl clad Closet Maid shelving per model
4. Builder choice Granite counter tops with solid wood cabinets with crown molding per model
5. 42" high mirrors matching vanity length in bathrooms
6. Selected Vinyl flooring in living and bedrooms
7. Premium Luxury Vinyl Plank (LVP) flooring at the foyer landing, dining room, kitchen, and laundry. Tile flooring in the bathrooms.

## **APPLIANCES**

1. Builder-select refrigerator in stainless or neutral
2. Builder-select dishwasher in stainless or neutral
3. Builder-select range in stainless or neutral
4. Cabinet-mounted microwave in stainless or neutral
5. Garbage disposal (optional upgrade)



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## **GARAGE**

1. Stucco finish and block walls with 1/2" drywall on framed walls and ceiling, painted with two coats of acrylic washable latex paint
2. Attic access. Attic stairs (optional upgrade)
3. 16x7 metal reinforced paneled overhead garage door
4. Garage door opener with two remotes