



Sharing our Knowledge, Innovation & Experience

**STANDARD SPECIFICATION SHEET FOR
EMERALD**

EXTERIOR

1. STUCCO FINISH-MEDIUM KNOCK DOWN
2. SOFFIT TO BE VENTED HARDIE PLANK CEMENT BOARD
3. 6" SEAMLESS GUTTERS ON FRONT ELEVATIONS
4. FRONT AND SIDES TO BE MI HIGH IMPACT CLEAR GLASS LOW E WINDOWS. NOOK AND SLIDER TO BE NON-IMPACT PGT. WITH METAL STORM SHUTTERS ACROSS LANAI. FRAMES TO BE BRONZE
5. FRONT DOOR TO BE THERMA-TRU FIBERGLASS SOLID CORE WITH CLEAR LOW E HIGH IMPACT GLASS INSERTS.
6. TILE ROOF EAGLE MANUFACTURER OWNER TO SELECT COLOR
7. MOLDING AT SOFFIT TO BE 13" CROWN
8. FRONT ELEVATION TO HAVE 5" FOAM MOLDING.
9. DRIVEWAY AND WALKWAY TO BE CONCRETE PAVERS OWNER TO SELECT COLOR
10. OUTDOOR KIT TO BE TILE WITH GRAVITY FED HOOD, FRIDGE INCLUDED, BBQ BY OWNER
11. A/C AND POOL EQUIPMENT PAD TO BE BEHIND MASTER CLOSETS 4 TON 14 SEER GOODMAN UNIT
12. ALARM SYSTEM WITH ONE KEYPAD AND ONE MOTION SENSOR.
13. EIGHT 4 INCH LIGHTS IN SOFFIT FRONT ELEVATION
14. PAINT TO BE SHERWIN WILLIAMS SUPERPAINT IN SATIN-OWNER TO SELECT COLORS. 2 COLORS BAND AND BODY
15. FACIA BOARD TO BE 1X10 MIRATEC BOARD
16. STUCCO BAND BELOW WINDOWS ON FRONT ELEVATION.

LANDSCAPING

1. GRASS TO BE FLORATAM
2. SPRINKLER SYSTEM TO BE HUNTER WITH APPROXIMATLY 50 HEADS AND 4 ZONES
3. APPROX 150 PLANTS AND MULCH IN BEDS
4. PLANT AND TREE ALLOWANCE IS \$4,000

INITIALS: _____



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POOL AND SCREEN

1. POOL TO BE 400 SQ FEET, WITH DECK 23X48
2. EQUIPMENT TO INCLUDE POOL PUMP 1 1/2 HP, FILTER AND CHLORINE FEEDER, AUTO FILL IS INCLUDED
3. POOL FINISH TO BE FLORIDA PEARL COLOR TBD
4. SCREEN TO BE CLEAR VIEW SYSTEM 4 PANELS SYSTEM WITH SUPER SCREEN
5. COLOR TO BE BRONZE
6. POOL DECK TO BE PAVERS COLOR AND SHAPE TBD

INTERIOR FINISHES

1. DRYWALL TO HAVE SPRAY, MEDIUM KNOCK DOWN FINISH.
2. PAINT TO BE THREE TONE, ONE COLOR ON CEILINGS AND ONE COLOR ON WALLS. TRIM AND DOORS TO BE SEPARATE COLOR.
3. WALL PAINT WILL BE SHERWIN WILLIAMS SUPER PAINT IN SATIN
4. CEILING PAINT TO BE SHERWIN WILLIAMS SUPER PAINT IN FLAT
5. TRIM AND DOOR PAINT WILL BE SHERWIN WILLIAMS SEMIGLOSS OIL
6. WINDOWS TO HAVE TRIM AROUND FRAMES EXCEPT ARCH OPENINGS
7. BASE BOARD TO BE 8" (#677), DOOR CASING TO BE 3 1/2" (#211), CROWN MOLDING TO BE 7 3/4" (#725)
8. ALARM SYSTEM WITH ONE KEYPAD AND ONE MOTION SENSOR
9. FAN SPEED CONTROLS ON ALL FANS
10. TILE FLOORING INSTALLED IN ALL AREAS EXCEPT, FOUR BEDROOMS AND CLOSETS. MASTER CLOSETS GET TILE. FLOOR TILE ALLOWANCE TO BE \$2.75 PER FOOT. CARPET ALLOWANCE IS \$20.00 PER YARD
11. TRAY CEILINGS WITH INDIRECT LED LIGHTING, MASTER, GREAT ROOM, DEN, BEDROOM 1,2 AND 3
12. DOOR HANDLES TO BE QUICKSET OIL RUBBED BRONZE.
13. INTERIOR DOORS 8FT TALL, HOLLOW CORE "CHEYENNE" DOOR
14. 50 GALLON WATER HEATER
15. STANDARD A/C THERMOSTAT
16. 12' CEILING IN MAIN AREAS AND 10' CEILING IN BEDROOMS IN ALL OTHER AREAS

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MASTER BATH

1. TILE IN SHOWER IS 200 SQ FEET. ALLOWANCE IS \$3.50 PER SQUARE FOOT MATERIAL ONLY.
2. TILE WILL BE UP TO 96" OFF OF FINISH FLOOR
3. BATH FIXTURES AND FAUCETS TO BE MOEN OIL RUBBED BRONZE FINISH.
4. ELONGATED WATER CLOSET WITH TANK AND SEAT AMERICAN STANDARD 17 INCH HEIGHT
5. CABINETS ARE DESIGNERS CHOICE, PER PLANS, OWNER TO SELECT STANDARD COLOR.
6. COUNTERTOPS TO BE LEVEL ONE GRANITE COLOR TO BE SELECTED BY OWNER.
7. FRAMED MIRRORS ABOVE SINKS (2) ALLOWANCE IS \$75 PER MIRROR
8. SINKS TO BE WECCSOTT 442040-0 STERLING UNDEROUNT LAVATORIES
9. FAUCETS TO BE MOEN 6400 ORB EVA SINGLE HANDLE LAVATORY FAUCETS
10. SEAMLESS SHOWER ENCLOSURE-CLEAR GLASS PANEL-NO DOOR
11. TILE ON FLOOR
12. ONE STEP CROWN MOLDING
13. TOWEL BAR AND TISSUE HOLDER. ALLOWANCE \$25 EACH
14. MDF BASE BOARD 8"
15. SHOWER TO HAVE MOEL 62365/T2132ORB EVA POSI-TEMP SHOWER VALVE & TRIM

MASTER CLOSETS

1. CLOSETS TO HAVE WOOD SHELVING SYSTEM BY CLOSET ART COLOR OWNERS CHOICE.
2. TILE ON FLOOR
3. MDF BASEBOARD 8"

MASTER BEDROOM

1. TRAY CEILING WITH ROPE LIGHT.
2. CARPET, ALLOWANCE IS \$20.00 PER YARD INCLUDES 8LB PAD
3. FAN ALLOWANCE IS \$150.00 WITH LIGHT KIT INCLUDED.
4. 1 STEP CROWN MOLDING AT PERIMETER
5. 1 STEP CROWN MOLDING AT TRAY WITH LIGHTING
6. MDF BASE BOARD 8"

KITCHEN NOOK

1. LIGHT FIXTURE ALLOWANCE IS \$150.00
2. FLOOR TO BE TILE
3. MDF BASE BOARD 8"

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KITCHEN

1. CABINETS ARE DESIGNERS CHOICE PER PLANS. STANDARD COLOR TO BE SELECTED BY OWNER.
2. CABINET KNOBS TO BE SELECTED BY OWNER. ALLOWANCE IS \$5.00 PER KNOB.
3. GRANITE TO BE LEVEL ONE. OWNER TO SELECT COLOR AND EDGE PROFILE. THREE STANDARD PROFILES TO CHOOSE FROM.
4. FAUCET TO BE STAINLESS STEEL WITH PULLOUT. MOEN 67315SRS INTEGRA PULL-OUT SINK FAUCET
5. GARBAGE DISPOSAL TO BE 1/3 HP.
6. APPLIANCES TO BE KITCHEN AID BRAND STAINLESS INCLUDES REFRIDGERATOR, DISHWASHER AND MICROWAVE AND OVEN
7. REFRIDGERATOR TO BE CABINET DEPTH
8. SINGLE BOWL SINK TO BE GRANITE COMPOSITE SOLERA #802 TRUGRANITE DOUBLE BOWL UNDERMOUNT KITCHEN SINK (BLACK)
9. FAN ALLOWANCE IS \$150.00 INCLUDES LIGHT KIT.
10. UNDER CABINET LIGHTING IS INCLUDED
11. HOOD TO BE STAINLESS STEEL BROAN
12. TILE FLOOR
13. 1 STEP CROWN MOLDING AT PERIMETER
14. MDF BASE BOARD 8"
15. 4 PENDANT LIGHTS OVER BAR AREA

PANTRY

1. PANTRY TO HAVE 16" WIRE SHELVES
2. TILE FLOOR FINNISH
3. MDF BASE BOARD 8"

LINEN CLOSETS

1. TO HAVE WIRE SHELVING, FIVE SHELVES
2. MDF BASE BOARD 8"

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GREAT ROOM

1. FAN ALLOWANCE IS \$150.00 THIS INCLUDES LIGHT KIT.
2. 1 STEP RECTANGULAR CEILING WITH ROPE LIGHT.
3. CABINETS AT ENTERTAINMENT CENTER PER PLAN- STANDARD COLOR TO BE SELECTED BY OWNER
4. TILE FLOOR
5. 1 STEP CROWN MOLDING AT PERIMETER AND TRAY
6. MDF BASE BOARD 8"

FORMAL DINING ROOM

1. 1 STEP CROWN MOLDING AT PERIMETER
2. TILE FLOOR
3. MDF BASE BOARD 8"
4. CHANDELIER ALLOWANCE \$150

LAUNDRY

1. UPPER CABINETS PER PLANS OVER WASHER/DRYER ONLY. STANDARD COLOR TO BE SELECTED BY OWNER
2. FLOOR TO BE TILE
3. STRUCTURE WIRING PANEL
4. WASHER AND DRYER NOT INCLUDED
5. MDF BASE BOARD 8"
6. BROOM CABINET WITH 2 BASE CABINETS. MOVE SINK TOWARD BROOM CABINET
7. UTILITY SINK TO BE MUSTEE #10 DROP-IN LAUNDRY TUBE WITH MOEN 74998 FAUCET (STAINLESS STEEL)
8. GRANITE TOP-LEVEL 1 TO BE SELECTED BY OWNER

FOYER

1. FLOOR TO BE TILE
2. 1 STEP TRAY CEILING WITH ROPE LIGHTING
3. MDF BASE BOARDS 8"

DEN/STUDY

1. TILE FLOOR
2. FAN ALLOWANCE IS \$150.00 THIS INCLUDES LIGHT KIT
3. CLOSET WITH TWO WIRE SHELVES
4. TRAY CEILING WITH LIGHTING 1 STEP AT PERIMETER
5. TILE BASE BOARD 8"



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BEDROOM 2

1. FAN ALLOWANCE IS \$150.00 THIS INCLUDES LIGHT KIT.
2. CARPET FLOOR AND CLOSETS
3. CLOSET TO HAVE WIRE SHELVING
4. DROPPED TRAY CEILING WITH CROWN MOLDING AND LIGHTING AT TRAY ONLY
5. MDF BASE BOARDS 8"

BATHROOM 2

1. TUB TO BE STERLING 71041122-0 PERFORMA AFD 5' VIKRELL TUB WITH PLASTIC PROTECTOR
2. TUB/SHOWER VALVLE TRIM TO BE MOEN 62365/T2133ORB EVA POSI-TEMP
3. TILE FLOOR
4. 80 SQUARE FEET OF TILE ALLOWANCE IS \$3.50 PER SQUARE FOOT
5. CABINETS PER PLANS. COLOR TO BE SELECTED BY OWNER.
6. ELONGATED WATER CLOSET 17" HEIGHT
7. FRAMED MIRROR ABOVE TWO (2) SINKS. ALLOWANCE \$75 EACH
8. SINKS ARE TO BE STERLING 442040-0 WESSCOTT CAXTON UNDERMOUNT LAVATORIES
9. FAUCETS TO BE MOEN 6400 ORB EVA SINGLE HANDLE LAVATORY FAUCTES
10. FIXTURE TRIM TO BE OIL RUBBED BRONZE
11. GRANITE TO BE LEVEL ONE COLOR SELECTED BY OWNER
12. TOWEL BAR AND TISSUE HOLDER. ALLOWANCE \$25 EACH

GUEST BEDROOM

1. FAN ALLOWANCE IS \$150.00 INCLUDES LIGHT KIT
2. CARPET FLOORING INCLUDING CLOSET CARPET ALLOWANCE IS \$20 PER YARD WITH 8LB PAD
3. MDF BASE BOARD 8"
4. DROPPED TRAY CEILING WITH CROWN MOLDING AND LIGHTING-AT TRAY ONL
5. CLOSETS TO HAVE WIRE SHELVING



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GUEST BATHROOM

1. FLOOR TO BE TILE
2. SHOWER TO BE TILE TO 96" OFF FINISH FLOOR AND 3' WIDE ON TWO SIDES. 100 SQUARE FEET OF TILE ON WALLS. ALLOWANCE IS \$3.50 PER SQUARE FOOT MATERIAL ONLY
3. SHOWER FIXTURES TO BE MOEN 62365/T2132ORB EVA POSI-TEMP SHOWER VALVE & TRIM
4. BATH TRIM TO BE OIL RUBBED BRONZE
5. VESSEL SINK TO BE POLARIS SINK IN TORQUOISE
6. FAUCET TO BE MOEN 6400 ORB EVA SINGLE HANDLE WITH MOEN A1717ORB VESSEL EXTENSION KIT
7. CABINETS PER PLANS. COLOR TO BE SELECTED BY OWNER.
8. FRAMED MIRROR ALLOWANCE IS \$75
9. GRANITE TO BE LEVEL TWO COLOR TO BE SELECTED BY OWNER.
10. ELONGATED WATER CLOSET 17" HEIGHT
11. TOWEL BAR AND TISSUE HOLDER-ALLOWANCE \$25 EACH
12. SEAMLESS SHOWER ENCLOSURE BRONZE FRAME
13. TILE NITCH IN SHOWER
- 14.

LANAI

1. FAN ALLOWANCE IS \$150.00 THIS INCLUDES LIGHT KIT
2. HOOD ABOVE BBQ AREA INCLUDES A GRAVITY FED HOOD
3. GRANITE TOP WITH TILED SIDES
4. GRANITE TOP TO BE LEVEL TWO COLOR TBD
5. SINK TO BE STAINLESS STEEL KOHLER K-3840-1-NA VAULT 15"X15" UNDERMOUNT
6. FAUCET TO BE MOEN 67315C INTERGRA PULL OUT FAUCET (STAINLESS STEEL)
7. BAR FRIDGE TO BE MAGIC CHEF 20" WIDE
8. PAVERS ON POOL DECK TBD
9. STEEL HURRICANE PANELS ACROSS LANAI



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GARAGE

1. TWO 1/3HP GARAGE DOOR OPENERS WITH 2 AUTO REMOTES
2. GARAGE DOORS TO BE RAYNOR BUILDMARK SERIES 9X8 AND 18X8. OWNER TO SELECT STANDARD COLOR.
3. STUCCO WALLS THROUGHOUT
4. ATTIC ACCESS LADDER INSTALLED WITH DECKING ABOVE (100SF)(+ OR -)
5. OVERHEAD LIGHTING PER THE PLANS
6. FLOOR FINISH TO BE HC EPOXY PAINT (2 COATS) WITH SHARK SAND
7. 50 GALLON HOT WATER HEATER

CONTRACTOR _____ DATE _____

HOMEOWNER _____ DATE _____

HOMEOWNER _____ DATE _____