

## **Pearl Model Specifications**



### **General**

- All Permit, Impact and Connections Fees Payable to The City of Cape Coral
  - NO Betterment or CIAC Fee Included
- Surveys, Blueprints, Elevation Certificates, & Energy Calculations
- Temporary Electric & Water During Construction
- Builder's Risk Insurance Allowance
- Erosion Control as Needed Per Code
- 3-Course Concrete Block Stemwall
- Allowance of \$20,000 for Fill & Grade
- Termite Treatment
- 8" By 16" Poured Concrete Footers w/ Reinforcing Rods
- 8" By 16" Concrete Tie Beam Reinforced w/ 4 Continuous Steel Rods
- CBS Construction w/ 5/12 Roof Pitch
- Engineered Roof Truss System
- Concrete Tile Roof System
- Steel Garage Doors
  - ½ HP Chain Drive Garage Door Openers w/ 2 Remotes & Keypad
- Interior Wall Studs 16-Inch on Center
- Aluminum Soffit and Fascia
- Marble or Travertine Interior Windowsills
- Wire in Closets & Pantry
- 42" Standard Vanity Mirrors in all Bathrooms
- Fixed Glass Shower Panels w/ Chrome Hardware in Master & Bath 2
- \$5,000 Allowance for Appliances & Installation
- Warranty- (1) Year on Materials & Workmanship & (10) Years on Structural
- Professional Interior Design Services for Color Selections

### **Sod, Landscaping, Irrigation & Driveway**

- \$1,500 Allowance for Landscape Package
- Floratam Sod
- Irrigation System w/ Digital Timer & Rain Sensor for Standard 80'x125' Lot
- Paver Driveway w/ Choice of Standard Colors & Pattern
  - Finished Concrete Lanai (If no Pool Package is Added)

## **Pearl Model Specifications**



### **Plumbing**

- PEX Piping w/ PVC Drains
- City Water and Sewer Hook-Ups up to 80'
- Outside Hose Bibs Per Plan
- 50-Gallon Electric Hot Water Heater
- Pre-Plumb for Future Summer Kitchen
- Kitchen
  - Stainless Steel Undermount Kitchen Sink
  - Moen Pull-Out Kitchen Faucet
  - Badger V ½ HP Garbage Disposal
  - Dishwasher & Icemaker Hook-Up
- Master Bath & Guest Bath
  - Elongated Water Closets
  - Moen Eva Lavatory Faucets
  - Moen Eva Shower & Tub Trim
  - Soaker Tub (In Master)
  - 5' Vikrell Tub (Bath 2)
  - Frameless Panel & Shower Door w/ Chrome Hardware in Master & Bath 3
  - Standard Undermount Bath Sinks
  - Installation of up to (3) Homeowner Provided TP & Towel Holders in Non-Tiled Areas
- Laundry Room
  - Laundry Tub
  - Standard Laundry Faucet

## **Pearl Model Specifications**



### **HVAC**

- Professionally Engineered 16 SEER HVAC System. Includes a Digital Programmable Thermostat

### **Electric**

- \$1,500 Allowance for Underground Electric with Single Empty Conduit
- 200 Amp Electric Service
- Smoke Detectors Installed
- Pre-Wired for Ceiling Fans
- Under Cabinet Lighting at Kitchen
- Media Panel with Coax & CAT6 Wiring
- PVC Floor Receptacle
- Recessed Can Lights
- \$2,000 Decorative Lighting Allowance

### **Insulation**

- R-5 ¾" Rigid Insulation on Exterior Block Walls
- R-38 Ceiling Insulation

### **Drywall & Exterior Finish**

- ½" Sag Resistant Drywall on All Interior Ceilings. ½" Regular on Walls. ½" Densheild on Shower & Tub Walls for Tile Backer. Skip Trowel Finish on All Walls & Ceilings.
- ½" Soffit Board on Exterior Ceilings
- Light to Medium Dash Brush Exterior Masonry Finish
- All Details to be Sand Float Finish

### **Exterior Doors & Windows**

- Smooth Finish Fiberglass Entry Doors w/ Single Light, Low-E, Impact Glass
- Smooth Finish Fiberglass, Single Light, Impact "Blanca" Glass for Pool Bath
- PGT or Equivalent Windows & Sliding Glass Doors w/ Low-E, Impact Glass & Aluminum Frames

## **Pearl Model Specifications**



### **Painting**

- Choice Of (2) Exterior Color Combinations or Equivalent in Flat or Satin Finish
- Choice of (2) Interior Colors. (1) Color for Walls & Ceilings in Flat Finish & (1) Color for Doors & Trim in Semi-Gloss Finish

### **Interior Trim**

- 8' Hollow Core 6 Panel "Colonist" Interior Doors
- 8' Single Light French Doors in Study
- 3 ¼" Casing & 5 ¼" Baseboard
- 5 ¼" Crown Mold in Tray Ceilings
- Schlage Interior & Exterior Door Hardware

### **Floor Coverings & Bathroom Wall Tiles**

- Choice of Color for 20" Porcelain Floor Tile in Kitchen, Dining, Great Room, Laundry, and Bathrooms
  - Includes Crack Membrane under All Floor Tiles
- Choice of Color for Wall-to-Wall Plush Carpet in all Bedrooms & Study
- Choice of Color for Porcelain Wall Tiles for Tub and Shower Areas.
  - Wall Tile Installed to Standard Ceiling Height
- \$1,000 Allowance for Tiled Kitchen Backsplash

### **Cabinets & Countertops**

- Plywood Construction Cabinets w/ Dovetail Drawers, Soft Close Glides & Soft Close Hinges. Choice of Standard Finish, Door Style & Door Hardware
  - Kitchen Includes 42" Uppers, Crown Molding, Light Rail & Trash Pull-Out
- Choice of Level #1 Color Granite for Kitchen & Bathroom Countertops w/ 4" Backsplash