

Tortuga 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
- 3 Course Stem Wall
- \$20,000 Allowance for Fill & Grade
- 8" By 16" Poured Concrete Footers w/ Reinforcing Rods
- 8" By 16" Concrete Tie Beam Reinforced w/ 4 Continuous Steel Rods
- CBS Construction w/ 4/12 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
- Wood Ventilated Shelving Per Plan in Closets & Pantry
- 42" Standard Vanity Mirrors in Bathrooms
- Fixed Glass Shower Panel w/ Chrome Hardware @ Master Suite Shower
- \$7,500 Allowance for Appliances & Installation
- \$4,000 Allowance for Summer Kitchen Appliances, Doors & 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 Lot
- Paver Driveway w/ Choice of Standard Colors & Pattern Style
 - Finished Concrete Lanai (If no Pool Package is Added)

Plumbing

- PEX Piping w/ PVC Drains
- City Water and Sewer Hook-Ups up to 80'

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- Outside Hose Bibs per Plan
- 50-Gallon Electric Hot Water Heater
- Hot & Cold Outdoor Shower
- Kitchen
 - Stainless Steel Undermount Kitchen Sink
 - Moen Pull-Out Faucet
 - Badger V ½ HP Garbage Disposal
 - Dishwasher & Icemaker Hook-Up
- Wet Bar
 - Stainless Steel Undermount Sink
 - Moen Pull-Out Faucet
- Bathrooms
 - Elongated Water Closet
 - Moen Eva Lavatory Faucets
 - Moen Eva Shower & Tub Trim
 - 8" Rain Head Shower (Master)
 - Free Standing Soaker Tub (Master)
 - 5' Vikrell Tub (Bath 3)
 - Pedestal Lavatory (Pool Bath)
 - 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
- Summer Kitchen
 - Stainless Steel Undermount Sink
 - Moen Faucet

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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
- Under Cabinet Lighting at Kitchen & Wet Bar
- Media Panel with Coax & CAT6 Wiring
- PVC Floor Receptacle
- Recessed Can Lights
- \$3,500 Decorative Lighting Allowance

Insulation

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

Interior & Exterior Finishes

- 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 at All Exterior Ceilings
- Light to Medium Dash Brush Exterior Masonry Finish
- Foam and Stucco Details to be Sand Finish
- Decorative Aluminum Powder Coated Shutter on Front Elevation

Exterior Doors & Windows

- \$5,000 Allowance for Entry Door Unit
- Smooth Finish Fiberglass, Single Light, Impact "Blanca" Glass for Pool Bath
- Smooth Finish Fiberglass Doors for Side Garage & Lanai Storage
- PGT or Equivalent Windows w/ Low-E, Impact Glass & Aluminum Frames

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

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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
- Decorative Ceiling Trim @ Lanai
- Staggered 1x6 Flat Stock with 2x8 (Drywall) Center Cross @ Great Room Ceiling
- Schlage Interior & Exterior Door Hardware

Floor Coverings & Bathroom Wall Tiles

- Choice of Color for 20" Porcelain Floor Tile in Kitchen, Dining, Great Room, Family 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
- \$1,200 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
 - 42" Uppers Included in Kitchen & Wet Bar, Hidden Pantry Doors, Crown Molding, Light Rail & Trash Pull-Out
 - Mail Cubbies in Kitchen Niche
- Choice of Level #1 Color Granite for Kitchen, Wet Bar, Summer Kitchen & Bathroom Countertops w/ 4" Backsplash