

Grey Hawk at Lake Polo Portofino Model Lot 54

Structural

- Customized floor plan and elevation
- All blueprints sealed by a Structural Engineer
- Steel reinforced Monolithic slab
- Concrete Masonry block exterior with hurricane strapping to trusses
- High speed wind rated, single pane, glazed aluminum Windows
- Engineered trusses and floor systems
- Plywood roof decking
- 16 inch on center interior wall frame
- Under slab treatment for subterranean termites
- Full under slab vapor barrier

Electrical

- Minimum 225 amp electrical service
- Copper wiring
- Recessed can lighting in kitchen and common areas
- \$1,000 allowance for lighting fixtures (dining, foyer, breakfast area, and front carriage lights)
- Exterior Lighting at all side and rear exterior doors
- 4 cable TV outlets and 4 telephone outlets
- Ceiling fan pre-wires per plan
- Door chime
- Automatic garage door opener with two remotes

Insulation

- R-30 blown insulation above living areas
- R-19 batt insulation in 2x6 or R-11 for 2x4 exterior Walls

- Polyisocyanurate insulation for all living area exterior Masonry walls
- Expanded foam sealant over all draft points
- Insulated Garage Doors

Trim and Carpentry Features

- Fiberglass Exterior doors
- Six panel molded interior doors
- Lever door hardware
- 5-1/4 inch paint grade baseboard
- \$3000 allowance for front door

Kitchen features

- Maple, frameless wood front cabinets w/ 42"Uppers and choice of hardware
- Granite countertops (Level 1, 1-1/4 inch thick with standard Edge) and stainless steel under mount sinks in the kitchen and butlers pantry
- Dovetail jointed, wood drawer boxes with solid wood fronts
- Garbage Disposal
- \$5000 Appliance package includes gas cook top, oven, microwave oven and dishwasher from GE or JennAir
- Tumbled marble backsplash
- Built in wine refrigerator in Butler Pantry

Flooring Features

- 50 oz. wall-to-wall carpet with 6 lbs. pad. Designer ceramic tile in Kitchen, breakfast area, laundry and bathrooms. ½ inch wood flooring in entry, living room and dining room

Bathroom Features

- Garden tub in Master
- Designer fixtures for sink, tub and shower
- Maple, frameless wood front cabinets with ¾ inch Level 1 granite countertops. Under mount sinks in the master, pedestal sink in the powder room and top mount sinks in the remainder of the home
- Elongated water closets

Additional Included Features

- \$27,000 allowance for swimming pool and screened enclosure over Lanai
- Security System
- Volume ceilings per plan
- \$6,000 allowance for sod, irrigation system and landscape

Revised 3/1/2005
Series specifications apply except to speculative or model homes. Client's acceptance of final working plans supercedes any and all specifications outlined on this specification sheet.