

## **SPECIFICATIONS - APPENDIX "2"**

### **1. Quality Construction Features:**

- a. Reinforce Concrete Block Construction.
- b. Reinforce Concrete Slab and Foundation.
- c. Low "E Aluminum Sliding Glass Doors & Low E Vinyl Windows (Even if the project from the architect is different).
- d. 2nd floor, if it exists, in wood frame.

### **2. Outside:**

- a. Fiberglass Front Entry Door with Kwikset Hardware.
- b. Ventilated Aluminum, Soffits and Aluminum Fascia Black.
- c. Concrete Driveway.
- d. Shingle color based is dark grey
- e. Landscape – Bahia Grass without Irrigation.

### **3. Inside Property:**

- a. Level 1 – Vinyl, tile or similar
- b. R-30 Ceiling Insulation over Air-Conditioned Area.
- c. Solid Wood Windowsills.
- d. All Closets with Ventilated Wire Shelving.
- e. 6'8" Interior Doors with Kwikset Door Hardware.
- f. Decorative 3'1/4" Base Molding and 2'1/4" Casing Throughout.
- g. Highly Efficient Carrier Air Conditioning with Programmable Thermostat.
- h. 40-Galon Electric Water Heater.
- i. All Hardware and fixture finishes are going to be defined by builder
- j. Hardwired Smoke and Carbon Monoxide Detectors with Battery Backup.

### **4. Kitchen:**

- a. Appliance Stainless Steel or similar:
  - Refrigerator.
  - Range.
  - Microwave.
  - Dishwasher.
- b. 1/2 HP Garbage Disposal.
- c. Level 1 – 36" Wall Plywood Cabinets (White Shaker or Dark Espresso).
- d. Level 1 – Granite Countertop (White Ornamental or White Fortaleza or similar).
- e. Kitchen Island Countertop without raised bar top
- f. Double Bowl, Stainless Steel Sink with Moen Faucet or similar.

### **5. Bathrooms:**

- a. Framed Glass Shower in the Master Shower only.
- b. Level 1 – Ceramic Tile Shower Walls 12x24 or 11x23 or similar.
  - Master will get the Wall Tile on top of 9'4".
  - 2 Other Baths can stop at 7".
- c. Moen or similar Faucets Throughout.
- d. Level 1 – 34" Vanities Plywood in All Bathrooms (White Shaker or Dark Espresso).
- e. Level 1 – Granite Countertop (White Ornamental or White Fortaleza or similar).
- f. Level 1 – Porcelain Under Mount Vanity Sinks.

