Newberry

STANDARD FEATURE LIST

QUALITY & VALUE SPECIFICATIONS

EXTERIORS

- Standard Architectural Shingle Roof
- Termite treatment w/ bond
- Aluminum fascia & soffit w/ 16" overhangs
- Standard Stucco wall Finish & window/door stucco banding
- Exteriors to be painted as per paint schedule
- Monolithic slab w/ oversized bearing footers poured with 2500 PSI
- CMU foundation stem wall optional
- Door chimes
- Front, side, and rear frost-free hose bibs
- First Floor Ext and Int walls to be 9ft 4” steel panelized light gage framing
- 2nd Flr framing to be 16" on center if applicable
- Entry door and exit doors to be fiberglass, specs available by Builder
- Exterior coach lights
- Garage doors to include automatic openers
- Gutters to be an option upgrade
- Pool optional add design TBT by Builder

INTERIORS

- 5-1/4" base trim
- Windowsills to be wood
- All bedrooms pre-wired for fans and lights, fans are option upgrades
- Oil Brushed Bronze interior and exterior door hardware
- Decora rocker light switches
- 9'4" foot walls and 9'4" flat drywall ceilings on First Floor
- 9'4" foot walls and 9'4" flat drywall ceilings on Second Floor if applicable
- One paint color (white) on all ceilings, builder grade flat paint
- One paint color (white) on all trim, builder grade semi-gloss paint
- One paint color continuous on all interior walls flat paint
- Textured orange peel drywall finish for walls
- Textured knock down drywall finish on ceilings
- Flooring interior luxury vinyl plank flooring ($3/sqft material allowance)
- Two-panel hollow core doors with pre-hung contemporary flat casing
- Pull-down attic stairs in garage
- Ventilated shelving for pantry and closets
- Interior & exterior standard lighting package ($2,000 Allowance)

WARRANTY

- 1-year builder's warranty meeting with Florida Construction Standards
- 10-year Structural & 2-year Distributional Systems Warranty
- Direct manufacturer's warranty on applicable items

KITCHEN

- Quartz countertops (Level 1)
- Chrome gooseneck faucet w/ spray
- Appliances including dishwasher, rangehood, microwave & refrigerator with $3,500 allowance
- 36” upper cabinets, wood, white shaker standard kitchen cabinets standard layout & design
- Stainless steel undermount sink with disposal
- Recessed lighting for kitchen
- Luxury vinyl plank flooring ($4/sqft material allowance)

BATHROOMS

- Standard ceramic tile flooring w/ standard pattern 18" x 18" ($4/sqft material allowance)
- Standard Steel white bathtub
- Shower with standard wall pattern ceramic wall tile ($4/sqft material allowance)
- Shower/Bath niche and tile designs option upgrades
- Shower glass enclosure w/ standard configuration
- Shower ceramic floor tile ($10/sqft material allowance)
- Quartz Countertop (Level 1)
- Wood white shaker bathroom cabinets or equal
- Chrome two-handle lavatory faucets w/ 4" center set
- Full size vanity mirrors
- Water saver comfort-height EB toilets (white)

MECHANICAL & ELECTRICAL

- Double switched fan/light pre-wires in all bedrooms and living areas
- Modern deco rocker switches throughout
- Garage door opener prewire
- 200-amp electrical service

ENERGY SAVING

- Standard energy rated white single-light windows w/ removable screen panels
- Energy efficient heating and air conditioning
- Foam air seal on all windows and doors
- 50-gal water heater
- Roof sheathing to be 1/2" plywood
- Attic Insulation to be blown
- R-19 equivalency on Exterior Framed Walls