

Cabinets & Counter Tops

- Custom cabinetry in your choice of Maple or Oak stains on a Traditional recessed door. Or choose Shaker-style Duraform in White or Gray.
- Soft-close doors with concealed hinges.
- Dovetail, Full extension, Soft-close drawers.
- Decorative Hardware included.
- Kitchen to have: 30" Upper Cabinets w/Crown molding. Raised cabinet above microwave.
- Granite countertops in Kitchen.
- Laminate countertops in bathrooms.
- 4" Back splash for all countertops.
- 36" Tall base cabinets in Baths.
- Master vanities include drawers.

Appliances

- Stainless Steel appliance package:
 - Self-cleaning Glass Top Range.
 - Vented Microwave Oven (over Range).
 - Dishwasher.
- Or Appliance Allowance of \$1,250 from Builder's Supplier.

Walls & Ceilings

- Lace cementitious finish on all exterior walls.
- 2x4 wood studs in frame walls, 16" on center.
- 9'0" high raised ceiling Great Room.
- 8'0" high ceilings.
- Lace ceiling & orange peel drywall finish.
- Garage walls to have Lace drywall texture finish.
- Entry & Lanai ceilings drywall with Lace finish.
- 3/4" wood baseboard trim.
- SHERWIN WILLIAMS® Paint.
- Exterior satin finish; 100% Acrylic 15-year paint.
- Interior flat finish paint: 1 color for ceiling and walls.
- Decorator white for doors, casing, and base.

Ceramic Tile & Flooring

- Tile Master Shower Walls/Floor.
- Tile or "Wood Tile" Flooring in all baths.
- Vinyl flooring: Foyer, Kitchen, Breakfast Nook and Utility Room.
- Stain resistant wear-dated carpet and high-density padding in all other rooms.
- Brick Pavers on entry, porch and breezeway in Courtyard style homes only.
- Concrete broom finish entry (& porch if applicable) in Traditional homes.

Warranty

- 10-year, third party insured, HOME BUYER'S WARRANTY

Electrical

- Lighting Package for home design with finish selections.
- All lightbulbs are LED for energy efficiency.
- Surface Mount Ceiling Lights as per model.
- 200-amp electrical service.
- Copper wiring from circuit breaker panel throughout home.
- Decora rocker style switches.
- Pre-wire for garage door opener.
- Hard-wired electric smoke/carbon monoxide detectors with battery backup per code.
- Dual USB charging/power outlet in Kitchen.
- 3 exterior weatherproof electric outlets.
- 4 low voltage Prewires (TV/Data / Phone).
- 4 ceiling fan pre-wires.
- (Ceiling fans & installation sold separately.)
- 220 Volt dryer outlet.
- Exhaust fan in every bath.
- Door chimes.

Plumbing

- Stainless steel Undermount kitchen sink with Peerless by DELTA® kitchen faucet and pull-out sprayer in stainless finish.
- Peerless by DELTA® dual handle chrome vanity faucets in all bathrooms.
- White China sinks for all vanities.
- 1/2 HP garbage disposal.
- 40 Gallon double element quick recovery water heater.
- Easy maintenance shower and tub areas from Sterling by Kohler® in secondary baths.
- White Elongated toilets American Standard®.
- FlowGuard Gold non-corrosive water piping (CPVC) throughout home.
- Ice maker water line for refrigerator.
- Three (3) outside hose bibbs.
- Washer/Dryer hookups w/ventilated shelf.

Structural

- Steel reinforced concrete footings.
- Continuous pour 3,000 pound per square inch monolithic concrete foundation with fiber mesh reinforcement.
- Visqueen vapor barrier under all concrete floors.
- Cement block exterior walls.
- Reinforced concrete columns (filled cells) at all corners and wherever else required by code.
- Termite treated home.

Doors, Windows & Shelving

- All Exterior doors are Fiberglass (no rust) with composite jambs (no rot).
- 7 ft. high sectional steel garage door.
- 6'-8" high interior doors.
- Wood Cased door openings with Baby Howe casing, not drywall wrap.
- Kwikset® Dorian lever hardware throughout with dead bolts on exterior hinged doors.
- Low-E Double Pane Insulated Operable Vinyl Framed Tilt-In Windows & Aluminum Sliding Glass doors with white frames.
- Ventilated closet shelves w/ TOTAL SLIDE.
- Shoe rack in Master closet.
- Marble Window Sills.
- Cased attic access in garage.

Heating & Air Conditioning

- LENNOX® 15 SEER High Efficiency
- Heat Pump Air Conditioning.
- Entire ductwork system Certified Mastic Sealed & Heat Reflective.
- Touch Screen Programmable Thermostat with Humidity Control.
- Air-conditioned laundry room & walk-in closets.
- "Jump Over" return air grills in all bedrooms.

Insulation

- R-30 blown insulation in ceiling over living area.
- R-12 open cell foam system injected into block exterior walls around living area of home.
- R-11, 3 1/2" batt fiberglass insulation in 2x4 walls between living and nonliving.

Roof

- Pre-engineered roof trusses.
- Algae resistant Fiberglass dimensional shingle roof with "Lifetime" warranty & roof ridge vents.
- 12" overhangs.
- Maintenance-free aluminum soffit vents and 6" fascia, not 4".

Additional Features

- 5,000 square feet of Bahia sod.
- Up to: \$2,800 Septic/Sewer,
- \$1,500 Water/Well, \$1,700 Permit fees.
- Impact fees may be required.
- Site preparation, debris removal, grading and fill dirt up to \$5,000.
- Concrete driveway (16'x40' or up to 650 sq. ft.)
- Lot survey up to \$250.
- Screened porch with screen to floor as per floor plan.
- Courtyard walls are 6' high.





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Palmwood Construction LLC

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