DESCRIPTION OF MATERIALS & SPECIFICATIONS

Owner: Firetti Builders, Inc.
Lot #61, 2770 Long Bay Drive

Builder Details

- All insurance (workers compensation, liability and builders risk) included
- Builder's license current (#51290) and up to date
- Member of the "Better Business Bureau" with A+ rating
- Full one year builder's warranty
- Maverick 10-year structural warranty included
- All surveys and elevation certificates included, as well as As-built Survey
- Mailbox included in price
- All permit fees, POA fees, county sewer and water impact fees and interior design fees included
- Certified Interior Designer to assist with all interior and exterior colors, fireplace surround, cabinets and tops, plumbing selections, flooring selections, tile, mirrors and lighting selections. (Essentially all construction finishes of home). Furniture and furnishing design to be priced separately through designer

Home Features

Site Prep, Clearing & Grading

- Lot cleared 10-15' around driveway and perimeter of sides and front
- Rear yard to be cleared per site plan
- All necessary fill dirt per allowance

Footings & Foundation

- Foundation to be a raised slab
- Foundation to be parged standard grey on all four sides
- **Sentricon termite bait system upon completion of landscaping**

Framing

- All structural members including studs, joists, and rafters to be SPF Kiln dried lumber
- Ceiling heights to be 9' on ground floor and top floor and 10' on middle floor, unless otherwise noted on plans
- All exterior walls to be 2''x 6"studs 16" on center unless otherwise noted on plans
- All framing and bracing to be in accordance with county jurisdiction codes
- **Ground floor walls to have pressure treated framing**
- Roof framing to be stick frame roof with open attic storage
- Roof sheathing to be a **zip system on walls and roof**

Roofing and Guttering

- **50 year Certainteed Landmark Pro** fiberglass shingle
- Aluminum flashing as needed
- 5" oversized ogee shaped aluminum gutters with oversized rectangular downspouts

Exterior/Siding

- Exterior to be wrapped in Typar or other approved moisture barrier
- James Hardi fiber cement siding caulked, primed, and painted with two coats **Spectrum Rhino Acrylic** exterior paint
- Soffits and fascia: Covered in painted fibercement material
- Caulking to be latex paintable grade

Front Patio, Front Porch, Screened Porch, Raised Deck, Rear Porch, Bonus Room Porch, Bedroom #2 Porch

- Front Patio with stamped concrete flooring and painted 4 X 8 smooth Hardi ceiling
- Front Porch with AZEK decking, stained 1 X 6 ceiling and aluminum rails
- Screened Porch with vinyl frame and screening, AZEK decking, painted 1 X 6 ceiling, aluminum rails and **outdoor kitchen per allowance**
- Raised Deck with AZEK decking, aluminum rails and **swimming pool per allowance**
- Rear Porch with AZEK decking, painted 1 X 6 ceiling and aluminum rails
- Bonus Room Porch to be impervious to water with AZEK decking, painted 1 X 6 ceiling and aluminum rails
- Bedroom #2 Porch to be impervious to water with AZEK decking, painted 1 X 6 ceiling and aluminum rails

Driveway & Walkway

- Driveway to be equal width to garage doors reduced and flared at road, picture framed concrete
- Driveway configuration and walkways per site plan

Landscaping/ Irrigation

- Builder makes every effort to leave trees and natural areas untouched unless otherwise instructed
- All landscaping and irrigation per landscape plan allowance and community specification
- **Irrigation to be on Wi-Fi-**, automatic timer system – multi zone clock timer system
- Front beds to have drip lines
- Downspouts piped away from foundation and terminating underground on all elevations
- 2nd meter included in base price
- Front and back yard to be sod
- Landscaping to follow landscapers warranty
- Front and back yard to be sod
- Downspouts piped away from foundation underground included on all elevations

Insulation

- Closed cell, spray foam insulation throughout exterior walls
- Open cell, spray foam insulation in attic
- Fire block ignition barrier throughout entire attic space

- Interior wall soundproofing priced separately

Drywall
- ½" gypsum board nailed and screwed as necessary
- Walls & ceilings finished smooth & ready for paint
- **Ground floor sheetrock to be gold bond mold resistant sheetrock**
- Square corners through-out

Windows & Doors
- Front and rear doors per plan and allowance
- Interior doors per owners selection
- 8' semi-solid core doors in bedroom, bathrooms, pocket doors and laundry on middle floor
- 6'8" semi-solid core doors in bedrooms and bathroom on top floor
- Hollow core doors in all closets
- Windows: **Brand: Pella**, **black (exterior), white (interior),** fiberglass or vinyl windows per plan and allowance
- All window openings to be recessed to accommodate plantation blinds

Door Hardware
- Door hardware per owners' selection
- All exterior doors shall have one single cylinder dead bolt lock entrance handle /lock to be manufactured by Schlage or equal
- Bedrooms and bathrooms shall have pin lock privacy lever design handles by Schlage or equal
- All other doors will have passage or dummy handles where required by Schlage or equal

Interior Mouldings/ Built-Ins
- All interior casings are to be 1 X 4 style
- Base moulding to be 7¼"
- One-piece cove crown moulding in Dry Entry, Foyer, Great Room, Dining Room, Kitchen Pantry, Powder Room, Laundry Room, Primary Suite, Primary Bath, Loft, Bedroom #2, Bath #2, Bedroom #3, Bath #3, Bonus Room
- Primary Suite with floor to ceiling wainscot feature wall and cross pattern coffered ceiling
- **Custom built-ins in Dry Entry Drop Zone, Great Room and Loft, per allowance**

Electrical
- All Light Fixtures/Ceiling Fans/Floodlights/Ceiling Cans per homeowners' selection and allowances and plan specifications
- Ceiling fans per homeowners' selection and per lighting allowance
- Base electrical contract price is **$4.10 per heated square foot**, all other electrical expenses per allowance
- Additional electrical labor allowance will be used for electrical extras, wiring and cans over base code wiring such as fixtures, extra outlets, ceiling fans, built-in under cabinet lighting, floor receptacles, stair lighting, extra can lights and trey ceiling accent lighting
- Due to the uniqueness of various lighting fixture styles and brands, there may be an additional labor charge for installation

Audio/Video
The following items are suggested per allowance:

- Prewire for an in ceiling surround sound system
- Prewire for stereo in ceiling speakers and wall mounted volume control in 4 zones
- Prewire for TV/PC outlets in 8 locations
- Prewire for (2) ceiling mounted WiFi access points
- Terminate all Cat 6 in panel
- Multi room systems, speakers, speaker controls, specialty wiring, equipment and smart technology to be priced separately

Plumbing

- ½" PEX pipe for all supply, shut-off controls at toilets and sinks
- PVC pipe waste lines installed per code
- Rinnai "ON DEMAND" water heater in gas allowance
- Grinder pump included in price
- All plumbing fixtures including faucets, toilets, tubs, kitchen, bath, garage and laundry sinks to be per plan per allowance by owner selection
- Connection for ice maker and washing machine
- Toggle shut off valve for washing machine
- (4) outdoor hose faucets
- Due to the uniqueness of various plumbing fixture styles and brands, there may be an additional labor charge for installation
- Additional sinks added will be billed at $750 plumbing labor charge per location

Heating, Ventilation, & Air conditioning

- All equipment to be **Bosch, 15 S.E.E.R**. heat pumps for energy-efficient performance
- Upgraded SEER rating units or Dual-fuel propane units available
- Home to be equipped with units (or unit) sized by a licensed and competent HVAC contractor
- Air returns sized and placed by contractors per code
- Thermostat (s) to be 7 day programmable
- **Two-unit system with three-zone layout (Ground Floor, Middle Floor, Top Floor)**

Tile/Labor

- Decorative design and layout per owners' selection and allowance
- **Locations: Laundry Room, Primary Bath Floor and Shower Walls, Guest Bath Floors and Shower/Tub Walls, kitchen backsplash**

Hardwood

- Prefinished engineered hardwood, per owners' selection and allowance
- All shoe moulding (labor & material) at hardwoods to be **painted** per allowance
- Staircase landings to be stained oak with painted risers per allowance
- **Locations: Dry Entry, Through-out Middle Floor (minus laundry and primary bath), Top Floor Loft**

Carpet

- Per allowance and owners' selection
- **Locations: Bonus Room, Bedroom #2, Bedroom #3**

Cabinets/Vanities/Countertops

- Kitchen, baths & laundry per owners' selections and allowance
- Luxurious stone countertops in Kitchen, Bathrooms, Laundry and Dry Bar per allowance
- Kitchen cabinets stacked to ceiling with crown moulding
- **Dry bar and Pantry, per cabinetry allowance**
- Cabinet hardware per owners' selection and allowance

Appliances

- Kitchen, laundry and dry bar appliances per owner's selection and allowance
- **If owners are considering pedestals for washer/dryer, builder must be notified by framing walk thru in order to ensure code compliance on waste and draining**

Painting

- All rooms to receive two coats **Sherwin Williams Duration washable flat** interior latex paint
- Baths to have "satin" finish walls per selection
- Choice of four colors on walls as standard, one color on trim, ceilings to be white
- All closets to be sprayed standard white
- Additional colors to be $250 per color
- All caulking to be a good latex grade

Gas Lines/Water Heater/Propane Tank/Fireplace

- Outdoor Rinnai "ON DEMAND" water heater included in allowance
- Fireplace vented per owners' selection
- Mantle/stone/tile fireplace surround per owners' selection and allowance
- Fireplace, water heater, grill pipe at foundation & cooktop to be serviced by propane gas
- 250 gallon propane tank, gas fill up billed at final

Miscellaneous

- Shelving for all closets and other storage areas per owners' selection and allowance
- Towel bars, toilet paper holders, robe hooks (all bath accessories) per owners' selection and allowance
- Mirrors, shower doors and house numbers per owners' selection and allowance
- **Elevator per allowance**
- **Outdoor Shower** with painted, pressure treated hogspen design enclosure

Materials Specified By Room/Location

Ground Floor:

Elevator (all floors)

- Elevator per allowance
- Elevator shaft per engineering specifications

Dry Entry

- Finished Sheetrock
- Paint- two coats interior latex flat paint
- Trim- one-piece cove crown moulding, base board per spec
- **Drop Zone** per built-in allowance
- Flooring- hardwood

Garage

- Concrete/ expansion and controlled joints, broom finished concrete
- Grey epoxy floor paint with shark grip and sprinkle accent
- Garage area to be dry walled, trimmed and painted
- Galvanized steel raised panel garage doors with glass inserts per owners' selection and allowance
- Garage door(s) belt driven and remotes provided with keypad

Middle Floor:

Foyer

- Finished Sheetrock
- Paint- two coats interior latex flat paint
- Trim- one-piece cove crown moulding, base board per spec
- Flooring- hardwood

Great Room

- Finished Sheetrock
- Paint- two coats interior latex flat paint
- Trim- one-piece cove crown moulding, base board per spec
- **Fireplace with surround, per allowance**
- **Custom built-ins per allowance**
- Flooring- hardwood

Dining Room

- Finished Sheetrock
- Paint- two coats interior latex flat paint
- Trim-one-piece cove crown moulding, base board per spec
- **Dry Bar per cabinetry allowance**
- Flooring- hardwood

Kitchen

- Finished Sheetrock
- Paint- two coats interior latex flat paint
- Trim- base board per spec
- Flooring- hardwood

Pantry

- Finished Sheetrock
- Paint- two coats interior latex flat paint
- Trim- one-piece cove crown moulding, base board per spec
- **Pantry per cabinetry allowance**
- Flooring- hardwood

Powder Room

- Finished Sheetrock
- Paint- "satin" finish walls per selection
- Trim- one-piece cove crown moulding, base board per spec
- Flooring- hardwood

Laundry Room

- Finished Sheetrock
- Paint- two coats interior latex flat paint
- Trim- one-piece cove crown moulding, base board per spec
- **Utility sink per allowance**
- Flooring- tile

Primary Suite

- Finished Sheetrock
- Paint- two coats interior latex flat paint
- Trim- one-piece cove crown moulding, base board per spec
- Floor to ceiling wainscot feature wall with X pattern coffered ceiling
- Flooring- hardwood

Primary Bath

- Finished Sheetrock
- Paint- "satin" finish walls per selection
- Trim- one-piece cove crown moulding, base board per spec
- Flooring- tile flooring & tile **shower** walls

<u>Top Floor:</u>

Loft

- Finished Sheetrock
- Paint- two coats interior latex flat paint
- Trim- one-piece cove crown moulding, base board per spec
- **Custom built-ins per allowance**
- Flooring- hardwood

Bedroom #2

- Finished Sheetrock
- Paint- two coats interior latex flat paint
- Trim- one-piece cove crown moulding, base board per spec
- Flooring- carpet

Bath #2

- Finished Sheetrock
- Paint- "satin" finish walls per selection
- Trim- one-piece cove crown moulding, base board per spec
- Flooring- tile flooring & tile **tub** walls

Bedroom #3

- Finished Sheetrock
- Paint- two coats interior latex flat paint
- Trim- one-piece cove crown moulding, base board per spec
- Flooring- carpet

Bath #3

- Finished Sheetrock
- Paint- "satin" finish walls per selection
- Trim- one-piece cove crown moulding, base board per spec
- Flooring- tile flooring & tile **shower** walls

Bonus Room

- Finished Sheetrock
- Paint- two coats interior latex flat paint
- Trim- one-piece cove crown moulding, base board per spec
- Flooring- carpet

NOTE: Due to building code changes, some home features may change after contract. Firetti Builders reserves the right to make changes without prior notice or obligation. If code change results in a financial cost, this cost will be passed on to owner.