



KEY COLLECTION STANDARD FEATURES

AIR CONDITIONING

- 16 SEER Straight Cool System, 15 SEER Heat Pump System Sarasota County
- Programmable Thermostat
- Cold Air Returns in All Bedrooms
- White Supply Grills in All Rooms and Walk In Closets
- Recessed Dryer Vent
- Warranty: 1 Year Labor, 10 Year Parts and Compressor

APPLIANCES

- Whirlpool SS French Door Refrigerator with Water & Ice in the Door
- Whirlpool SS Dishwasher
- Whirlpool SS Microwave/Hood Vented to Outside
- Whirlpool SS Slide In Smooth Top Range with Self Cleaning Oven
- Badger V 1/2 HP Garbage Disposal with Air Switch

CUSTOM CABINETS

- **All Cabinets Per Plan, custom built IN OUR SHOP to fit the space, no fillers**
- Full Overlay Custom Solid Wood Cabinets in Kitchen
- 42" Uppers with Crown In Kitchen
- Full Overlay Custom DLV Cabinets in Baths
- Full Overlay Thermofoil Sink Base in Laundry
- Soft Close DOORS AND DRAWERS in Kitchen and Baths
- Naturally finished solid birch plywood boxes in kitchen & baths
- Dovetail drawers in kitchen and baths

CLOSET SHELVING

- Ventilated Wire Shelving in all closets
- Wire pantry shelving in kitchen pantry

COUNTERTOPS

- Granite Tops from Standard Selection, Under Mount SS Sink in Kitchen
- Granite Tops from Standard Selection, Under Mount Sinks in Baths
- White laminate top from Standard Selection with Drop In Sink in Laundry

DRIVEWAY/SIDEWALK/LANAI PAVERS

- Cement Paver Driveway, Sidewalk, and Entry
- Cement Paver Lanai

DRYWALL

- 1/2" Drywall with skip trowel finish on Walls & Ceilings
- 1/2" **Cement Board** in all Showers and Tub Surrounds
- Square Corner Bead Throughout

ELECTRICAL & LOW VOLTAGE

- 200 Amp Electrical Service
- Underground Electric, up to 55' connection, same side service
- Copper Wiring Throughout
- Recessed LED Can Lights per plan
- Decora White Switches and Receptacles per plan
- Floor Outlet per plan
- Fan/Light Wire & Install in all bedrooms, great room, and den
- Exhaust Fans in all Bathrooms
- Structured Wiring Panel for TV and Phones

EXTERIOR DOORS

- 8-0 High Fiberglass Smooth Star Front Door with Impact Deco Glass; Mini Blind Insert Glass, Majestic Deco Insert or Clear Glass
- 8-0 High Double Fiberglass Impact French Doors in Guest Bedroom Siesta Key
- 8-0 High Fiberglass Impact French Door with Blind Insert in Pool Bath
- 8-0 High Fiberglass Impact Entry Door at Side Garage Door
- Kwikset Front Entry Door Handleset, Deadbolts all Exterior Doors
- Finish--Antique Brass or Brushed Nickel or Oil Rubbed Bronze

FLOOR & WALL TILE

- Porcelain Floor Tile throughout from standard selection
- Crack Suppression Underlayment Tile Floors, Full Floor Application
- Tiled Kitchen Backsplash from standard selection
- Porcelain Wall Tile in Showers and Tub Surrounds from standard selection
- 6" Decorative Listello from standard selection included in master shower
- Walk In, No Curb Showers
- Toilet Accessories--\$200 allowance

FRAMING

- 1/2" APA Rated **Plywood** Roof Decking
- Engineered Roof Truss System
- 6/12 Roof Pitch
- High Flat Ceilings per plan
- Interior Wood Wall Studs, 16" On Center
- Tray Ceilings per plan

GARAGE DOORS

- 8' Steel Overhead Garage Doors
- Garage Door Openers with 2 Remotes

INSULATION

- R-30 Insulation over Living Areas
- R-13 Batt Insulation in Frame Walls between Garage and Living Area
- R-13 Batt Insulation in Framed Exterior Walls
- R-4.2 Foil Paper on Exterior Block Walls

INTERIOR DOORS, TRIM, AND HARDWARE

- 8-0 High Hollow Core "2 Panel or 6 Panel" Interior Doors
- 5 1/4" Baseboards
- 3" Door Casing
- 5 1/4" Crown Molding in Tray Ceilings per plan
- Pull Down Attic Stairs in Garage
- Kwikset Levers on Interior Doors in Antique Brass, Brushed Nickel or ORB
- Wood Window Sills with Apron

LANDSCAPING, IRRIGATION, SOD

- \$1250 Landscaping Package and Tree Buyout for standard lot
- **Zoned Irrigation System with Programmable Timer and Rain Sensor for standard lot**
- Bahia Sod included for standard lot

LIGHTING PACKAGE

- \$2,000 Decorative Lighting Fixture & Fan Allowance
- Recessed LED Cans per plan
- Fluorescent Lights in walk in closets, pantry, garage, laundry
- Low Voltage Lighting in Master Bedroom Ceiling
- LED undercabinet lighting in kitchen

MIRRORS & MEDICINE CABINETS

- Mirrors in master to ceiling and guest vanities to light fixture
- Medicine Cabinets to match vanity cabinets, per plan

PAINT

- 2 Interior Colors (Walls one color, Trim, Doors, Ceilings white)
- 2 Exterior Paint Colors

PLUMBING

- Overhead Polyethylene Plumbing (PEX)
- 50 Gallon Energy Efficient Hot Water Heater
- 3 Exterior Hose Bibbs
- SS Single Bowl Kitchen Sink
- Moen Arbor Kitchen Faucet, Stainless Steel
- Moen Brantford or Genta Faucets & Shower Trim Chrome or Brushed Nickel
- Comfort Height Elongated Toilets with soft close seats by Mansfield
- Rectangular or Oval Under Mount China Sinks in Baths
- Drop In Laundry Tub with chrome faucet

ROOFING

- 1/2" APA Rated **Plywood** Roof Decking
- 30 Year Architectural Dimensional Shingles
- Peel & Stick Secondary Water Barrier Underlayment
- Ridge Vent

SITE IMPROVEMENTS

- Site Work Allowance of \$16,000 Included
- CCU Water and Sewer Connection Fees, Meter, Deposits or Standard Depth Well and Septic Tank and Drainfield
- If Well; Water Treatment Equipment to Include Softener, and Aerator
- Utility Connection to House up to 50'



KEY COLLECTION STANDARD FEATURES

SOFFIT, FASCIA and GUTTERS

- White or Bronze Soffit and 6" Fascia
- White or Bronze Gutters on Front of House

STRUCTURAL SPECIFICATIONS

- Engineered Steel Reinforced Concrete Slab and Footer System
- Soil Poison and Vapor Barrier under 4" Concrete Floor Slab
- CBS construction with Decorative Stucco Finish
- Decorative Stucco Bands at doors, windows, entry arch
- Precast Concrete Exterior Window Sills
- Steel Reinforced Lintel and Continuous Pour Tie Beam per plan

WARRANTY--INSURANCE BACKED

- 1-2-10 **INSURANCE BACKED** Home Buyers Warranty
- 10 Year **INSURANCE BACKED** Structural Warranty
- Manufacturers Lifetime Fracture-Free Performance Warranty on Tile Floors
- AC Warranty: 1 Year Labor, 10 year parts and compressor

WINDOWS/SLIDERS

- PGT Insulated Low E Impact Sliding Glass Doors per plan in White or Bronze
- MI Insulated Low E Impact Windows per plan in White or Bronze

GENERAL SPECIFICATIONS

- All Construction Meets or Exceeds Current Building and Wind Codes
- Boundary, Foundation, and Final Surveys Included
- Builders Risk Insurance
- Complete Customer Home Orientation

DMI reserves the right to substitute materials of a like kind. Features are subject to change without notice. All homes will be centered on home site from minimum required setback. Left or Right garage orientation of the home is determined by the power location. Site Prep Costs are determined by a site evaluation as costs vary from lot to lot.

ITEMS NOT INCLUDED--Assessment or betterment fees, tree and rock removal, seawall, boat dock, pool, spa, deck. Impact fees are included as of the execution date of the purchase agreement. Any increases in impact fees after that date will be the responsibility of the buyer. Clearing of a standard lot is included in the base price, Site prep costs are determined by a site evaluation of the lot including survey and elevation certificate (if in flood zone).

Well lots will include wells at standard depth. Deep wells will incur additional costs.

Lots requiring stem walls will require adds to the contract.

4.10.17