

Air Conditioning

- SEER2 Rated Straight Cool HVAC System
- Programmable Thermostat
- Cold Air Returns in all Bedrooms
- White Supply Grills in All Rooms & Walk-In Closets
- Recessed Dryer Vent
- Warranty: 1 Year Labor, 10 Year Parts & Compressor

Appliances

- Whirlpool Dishwasher
- Whirlpool Over Range Microwave Vented thru Roof
- Whirlpool Self Cleaning Smooth Top Freestanding Range
- Whirlpool Side by Side Refrigerator w/ Water & Ice in the Door
- Badger V 1/2 HP Garbage Disposal

Custom Cabinets

- All Cabinets per Plan, Custom Built in Our In-House Cabinet Shop to Fit YOUR Space, No Fillers
- Full Overlay Custom DLV Cabinets in Kitchen & Baths
- 42" Uppers w/Crown in Kitchen
- Full Overlay Custom DLV 36" High Vanities in Baths
- Soft Close Doors & Drawers in Kitchen & Baths
- Dovetail Drawer Boxes
- Naturally Finished Plywood Boxes in Kitchen and Baths

Closet Shelving

- Ventilated Wire Shelving in All Closets
- Wire Pantry Shelving in Kitchen Pantry

Countertops

- Granite Tops from Standard Selection, w/ Undermount SS Sink in Kitchen
- Granite Tops from Standard Selection, w/ Undermount Sinks in Master Bath
- Granite Tops from Standard Selection, w/ Undermount Sink in Guest Bath

Driveway/Sidewalk/Lanai

- Up to 40' Long Paver Driveway
- Standard Paver Entry, Sidewalk, & Lanai

Drywall

- 1/2" Drywall w/ Skip Trowel Finish on Walls & Ceilings
- 1/2" Cement Board in All Showers & 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 Cans & Fluorescent Lights per Plan
- Decora White Switches
- Smoke/Carbon Monoxide Detectors per Code
- Fan/Light Pre-Wire in All Bedrooms & Living Area
- Exhaust Fans in All Bathrooms
- TV & Phone Outlets in Great Room, Bedrooms, & Study
- Structured Wiring Panel for TV & Phones
- Install Ceiling Fans

Exterior Doors

- Fiberglass Smooth Star Impact Front Door per Plan
- Fiberglass Impact French Door w/ mini-Blind (Biscayne Bath 2 only)
- Fiberglass Smooth Star Flush Panel Impact Door at Garage Side Door
- Kwikset Exterior Door Hardware
- Deadbolts on All Exterior Doors (Finish Satin Nickel)

Floor & Wall Tile

- Porcelain Floor Tile Throughout or Laminate Wood Flooring Throughout (excluding Bathrooms) from Standard Selections
- Crack Suppression Underlayment for All Floor Tile (Full Floor Application)
- Roll-On Waterproofing Underlayment for LVP
- Wall Tile in Showers & Tub Surrounds from Standard Selection
- Toilet Accessories - \$100 Allowance

Framing

- 5/8" APA Rated Plywood Roof Decking
- Engineered Roof Truss System
- Roof Pitch per Plan
- Flat or Vaulted Ceilings, per plan
- Interior Wood Wall Studs, 16" on Center

Garage Doors

- Steel Overhead Garage Door
- Garage Doors Opener w/ 2 Remotes

Insulation

- R-30 Insulation Over Living Area
- R-13 Batt Insulation in Frame Walls Between Garage & Living Area
- R-13 Batt Insulation in Framed Exterior Walls
- R-4.1 Foil Paper on Exterior Block Walls

Interior Doors, Trim, & Hardware

- 6'-8" Hollow Core "Colonial Style" Interior Doors
- Lever Handles on Interior Doors - Satin Nickel
- Wood Window Sills w/ Apron
- 3 1/4" Colonial Style Baseboards
- 2 1/4" Colonial Style Door Casing

Landscaping

- \$500 Landscaping Package
- Tree Buyout for Standard Lot
- Zoned Irrigation System w/ Programmable Timer & Rain Sensor for Standard Lot
- Bahia Sod Included for Standard 80x125 lot

Lighting Package

- Decorative Lighting Fixture & Fan Allowance per Plan of \$1000
- Recessed LED Cans and Fluorescent Lights per Plan

Mirrors & Medicine Cabinets

- Mirrors at Master & Guest Bath Vanities
- Mirrored Medicine Cabinets, per Plan

Paint

- 2 Interior Paint Colors & 2 Exterior Paint Colors

Plumbing

- 50 Gallon, Energy Efficient Hot Water Heater
- 2 Exterior Hose Bibbs
- SS Undermount Kitchen Sink Single Bowl
- Moen Arbor Pull Down Kitchen Faucet Chrome
- Moen Genta Single Handle Faucets & Shower Trim in Baths Chrome
- White Elongated Toilets
- Undermount Sinks in Master Bath & Guest Bath

Roofing

- 5/8" APA Rated Plywood Roof Decking
- 30 Year Architectural Dimensional Shingles
- Peel & Stick Secondary Water Barrier Underlayment
- Ridge Vent

Site Improvements

- Site Work includes clearing of a standard lot and up to a 3 course stem wall (house only)
- CCU Water & Sewer Connection Fees, Meter, Deposits or Standard Depth Well & Septic Tank & Drain Field
- If Well – Water Treatment Equipment to Include Softener & Aerator
- Utility Connection to House up to 50'

Soffit, Fascia, & Gutters

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

Structural Specifications

- Engineered Steel Reinforced Concrete Slab & Footer System
- Soil Poison & Vapor Barrier Under 4" Concrete Floor Slab
- CBS Construction w/ Decorative Stucco Finish
- Precast Concrete Exterior Window Sills
- Steel Reinforced Lintel & Continuous Pour Tie Beam

General Specifications

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

Windows & Sliders

- Insulated Low E Impact Sliding Glass Doors per Plan (White or Bronze)
- Insulated Low E Impact Windows per Plan (White or Bronze)

Warranty-Insurance Backed

- 2-10 Insurance Backed Home Buyers Warranty
- 10 Year Insurance Backed Structural Warranty
- AC Warranty: 10 Year Labor, 10 Year Parts & Compressor

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 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, seawalls, boat dock, pool, spa, or pool 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 a 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.

Rev 10/24/23