

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 SS French Door Refrigerator w/ Water & Ice in the Door Counter Depth
- Whirlpool SS Dishwasher
- Whirlpool SS Microwave/Hood Vented Outside
- Whirlpool SS Slide in Smooth Top Range w/ Self Cleaning Oven
- Badger V ½ HP Garbage Disposal w/ Air Switch

Custom Cabinets

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

Closet Shelving

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

Countertops

- Granite Tops from Standard Selection, w/ Under Mount SS Sink in Kitchen
- Granite Tops from Standard Selection, w/ Under Mount Sinks in Bathrooms
- White Laminate Top w/ Drop In Sink in Laundry

Driveway/Sidewalk/Lanai

- Cement Paver Driveway, Sidewalk, & Entry (for Standard Lot)
- Cement Paver Lanai

Drywall

- ½" Drywall w/ Skip Trowel Finish on Walls & Ceilings
- ½" 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
- Decora White Switches & Receptacles per Plan
- Floor Outlet per Plan
- Fan/Light Wire & Install in All Bedrooms, Great Room, & Den
- On-Q Whole Home Structured Cabling System, w/Cat6 wiring for data (Bedrooms, Great Room, Office, & Lanai)
- Exhaust Fans in All Bathrooms

Exterior Doors

- 8' Fiberglass Smooth Star Front Door w/ Impact Deco Glass, Mini Blind Insert, Crystalline Deco Insert, or Clear Glass
- 8' Double Fiberglass Impact French Doors in Guest Bedroom (per plan)
- 8' Fiberglass Impact French Door w/ Blind Insert in Pool Bath
- 8' Fiberglass Impact Entry Door at Side Garage
- Kwikset Front Door Handleset, Deadbolts on All Exterior Doors (Finish – Antique Brass, Brushed Nickel, or Oil Rubbed Bronze)

Floor & Wall Tile

- Porcelain Floor Tile Throughout or Laminate Wood Flooring Throughout (excluding Bathrooms) from Standard Selections
- Crack Suppression Underlayment Tile Floors (Full Floor Application)
- Tiled Kitchen Backsplash from Standard Selection
- Porcelain Wall Tile in Showers & Tub Surrounds from Standard Selections
- 6" Decorative Listello in Master Shower from Standard Selections
- Walk-In, No Curb Showers
- Toilet Accessories - \$200 Allowance

Framing

- 5/8" 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 w/ 2 Remotes

Insulation

- R-38 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

- 8' Hollow Core, 2 Panel, 6 Panel Interior Doors
- Kwikset Levers in Interior Doors (Finish – Satin Nickel, or Oil Rubbed Bronze)
- Wood Window Sills w/ Apron
- 5 ¼" Baseboards
- 3" Door Casing
- 5 ¼" Crown Molding in Tray Ceilings per Plan
- Pull Down Attic Stairs in Garage

Landscaping

- \$1,250 Landscaping Package & Tree Buyout for Standard Lot
- Zoned Irrigation System w/ Programmable Timer & Rain Sensor for Standard Lot
- Bahia Sod Included for Standard Lot

Lighting Package

- \$2,000 Decorative Lighting Package & 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 Light in Kitchen

Mirrors & Medicine Cabinets

- Mirrors at Master & Guest Bath Vanities
- Medicine Cabinets to Match Vanity Cabinets, per Plan

Paint

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

Plumbing

- 50 Gallon, Energy Efficient Hot Water Heater
- 3 Exterior Hose Bibbs
- SS Single Bowl Kitchen Sink
- Moen Arbor Kitchen Faucet SS
- Drop-In Laundry Tub w/ Chrome Faucet
- Moen Brantford or Genta Faucets & Shower Trim (Chrome or Brushed Nickel)
- Comfort Height Elongated Toilets w/ Soft Close Seats
- Rectangular or Oval Undermount China Sinks

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 All Sides

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
- Decorative Stucco Bands at Doors, Windows, & Entry Arch
- Steel Reinforced Lintel & Continuous Pour Tie Beam per Plan
- Continuous Steel Beam at Lanai, no Center Column (Punta Gorda Isles and Lido Key)

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

- 1-2-10 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, or boat dock. 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, oversized lots and/or irregular shaped lots will incur additional site work costs. 3-courses of stem wall (house only, is included in the base price, any additional courses required will incur additional costs. 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.

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