

Main Office
Kate and Garage Model
2338 W. Dunnellon Rd.
Dunnellon, FL 3443



Community Builders, Inc.

Homes • Pools • Garages

CGC-1504854

CPC-1458359

CRC-1328766

Office (352) 522-1046
(352) 522-1047
(352) 489-3178



Our Upgraded Features

SITE WORK

Building and Health Permits
Survey Allowance
Clearing/grading & fill (allowance) to place home
5,000 sq. ft. sod (Bahia)

PLUMBING

Fixtures choice of standard colors
Elongated Toilets
Washerless Faucets
Stainless Steel Kitchen Sink
Recessed Wall connection for washer
Vented Dryer hook up
3 exterior hose bibb
Ice maker line in kitchen
Standard septic tank and installation
40 gallon quick recovery hot water heater
Connection to water supply within 30 feet

STRUCTURAL

4" concrete reinforced slab with 16 x 16 reinforced (3000psi min.)
Concrete poured footers with steel reinforcing
8" concrete block wall
Moisture barrier and termite treatment to code
All corners, sheer walls, windows and doors are steel reinforced and poured with concrete

A/C

Central Heating and Air
Energy saving heat pump
Supply duct and adjustable air registers in all rooms of living area
Duct work totally insulated

ELECTRICAL

Exterior lights all entrances
200 amp service min.
Copper wiring
Door chime
4 tv jacks, 4 phone jacks
Recessed lighting in kitchen
2 exterior 110 volts GFIC outlets
Lighting fixture allowance
Smoke detectors
Deco silent switches throughout
Prewire & installation for ceiling fans

INSULATION

Minimum R-30 ceiling insulation
Ridge vent for attic ventilation
R-11 insulation between garage and living area
3/4" high R board on exterior walls

INTERIOR FRAMING

Partition walls 2x4 studs installed 16" on center
Pressure treated lumber installed where wood touches masonry
Furring on block walls 1x2 pressure treated wood 16" on center
Wood backing for drapery rods and ceiling fans
Pre-engineered roof trusses 24" on center

ROOF

Upgraded dimensional fiberglass shingles
Aluminum fascia and soffit
Roof venting
OSB with Radiant Barrier

WINDOWS AND SLIDING GLASS DOORS

Low E insulated double pane single hung windows
Low E insulated sliding glass doors
White finish framed windows
Screens included
Full width Marble sills

INTERIOR WALLS

Walls 1/2" drywall with lace or orange peel texture
Ceiling 1/2" drywall with lace or orange peel texture
Bathroom wet area will have 1/2" cement board drywall

TRIM AND DOORS

All interior doors are colonial raised panel
Exterior doors are fiberglass with PVC jambs
Baseboard and door casing-choice of clamshell or colonial style
Closet Maid vinyl coated steel shelving with sidebar
16 ft. steel overhead garage door with top panel glass meets the hurricane code
Automatic garage door opener (2 Remote Controls)
Bifold closet doors
Keyed deadbolts on exterior doors

PAINTING AND EXTERIOR

Interior trim painted
Interior walls vinyl latex (Color Choice)
Exterior walls stucco and painted with 2 coats of vinyl latex

APPLIANCES (Appliance allowance)

Deluxe self clean range, Built in dishwasher,
Microwave vented hood, Garbage Disposal, Refrigerator

CERAMIC TILE

In tub area walls and shower stall walls
Foyer, Bath floors, Hall, Kitchen and Utility floor
Choice of standard colors and size
ECB or similar floor prep under all tile
Sheet membrane under all floor tile

CABINETS (Choice of color & style)

Solid wood cabinets with crown molding
Dovetail drawers & soft close doors & drawers
Beveled edge Formica counter tops (granite upgrade available)
Medicine cabinets in each bath

FLOOR COVERING

Stain resistant carpet, over 9/16" rebound padding

DRIVEWAYS AND WALKWAYS

Concrete walkway from drive to covered entry
Concrete pad at garage side door
4" concrete driveway up to 45 ft long and width of garage door

MISCELLANEOUS

Mirrors in baths
Changes in floor plans and specifications welcome to meet your family's needs.

NOT INCLUDED IN PRICE:

Land, Impact Fees, Water Supply, Culvert (if needed)
Opposite end electric per electric company

* Prices subject to change without notice. Specification and elevation may vary due to building codes.

SCREEN ENCLOSED SWIMMING POOL AVAILABLE WITH ANY HOME