

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

Community Builders, Inc.

Homes • Pools • Garages

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CGC-1504854

CPC-1458359

CRC-1328766



Brooke Standard Features

SITE WORK

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

PLUMBING

Under mount vanity window sinks
Elongated Toilets
Delta faucets
Stainless Steel Kitchen under mount
Recessed Wall Connection for washer
Vented Dryer hook up
3 exterior hose bib
Ice maker in kitchen
Standard septic tank and installation
50 gallon quick recovery hot water heater
Connection to water supply within 30 feet
Garbage Disposal

STRUCTURAL

4" concrete reinforced slab with 16 x 16 reinforced (300psi 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(4 with pool)
Lighting fixture allowance
Wired Smoke detectors with battery backup
Deco silent switches throughout
Prewire & installation for ceiling fans(6)
Electric for well up to 30'(if applicable)

INSULATION

R-30 Batts ceiling insulation over living area
Ridge vent for attic ventilation
R-13 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 Bar

WINDOWS AND SLIDING GLASS DOORS

Vinyl Low E white finish framed windows
Low E insulated sliding glass doors
Window screens included
Full width marble sills

INTERIOR WALLS

Walls 1/2" drywall with lace texture
Ceilings 1/2" drywall with lace
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
5/4 Baseboards and 2 1/4 door selection of style
Closet Maid vinyl coated steel shelving with sidebar
16' steel overhead garage door with top panel glass
Automatic garage door opener (2 remote controls)
Bifold closet doors
Keyed deadbolts on exterior doors

PAINTING AND EXTERIOR

Interior trim painted semigloss
Interior walls eggshell finish (color choice)
Exterior wall stucco and painted with 2 coats of satin finish

APPLIANCES (appliance allowance)

Deluxe self clean range, build in dishwasher,
Microwave vented hood, Refrigerator

CERAMIC TILE

In tub area walls and shower stall walls (Choice of Standard tiles)
Sheet membrane under all floor tile (underlayment)
Master bath floor tile
Niche & Shower Seat Included

CABINETS (Choice of color & style)

Solid wood cabinets with crown molding
Dovetail drawers & soft close doors & drawers
Standard level granite
Medicine cabinets
Master bath bench + niche

FLOOR COVERING

stain resistant carpet, over 9/16" rebound padding in bedrooms
LVT Plank in Foyer, Bath floors, Hall, Kitchen, Utility floor, Living, Dining

DRIVEWAY 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 bath
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 side 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