

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 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 Bath sinks-white  
Elongated Toilets  
Delta stainless steel faucets  
Stainless Steel Kitchen Under mount Sink  
Recessed Wall Connection for washer  
Vented Dryer hook up  
3 exterior hose bib  
Ice maker in kitchen/Garbage disposal  
Standard septic tank and installation  
50 gallon quick recovery hot water heater  
Connection to water supply within 30 feet

#### 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  
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 Radian<sup>™</sup>

#### WINDOWS AND SLIDING GLASS DOORS

Low E white finish framed windows with screens  
Low E insulated sliding glass doors  
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  
Baseboards and door casing-colonial 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 vinyl latex (color choice) 2 coats eggshell finish  
Exterior wall stucco and painted with 2 coats choice of color

#### APPLIANCES (Appliance allowance)

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

#### CERAMIC TILE FLOORING

Tile to Ceiling Shower Tub Walls  
Choice of standard color and size  
Master bath Shower Niche & Seat

#### FLOOR COVERING

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

#### CABINETS (Choice of color & style)

Solid wood cabinets with crown molding  
Dovetail drawers & soft close doors & drawers  
Standard Level Granite  
Medicine cabinets

#### 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