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## Shirley Standard Features

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### SITE WORK

Building and Health Permits  
Survey Allowance  
Clearing/grading & fill (allowance) to place home  
7,200 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 Barrier

### WINDOWS AND SLIDING GLASS DOORS

Vinyl Low E white finish framed windows  
Low E insulated sliding glass doors  
White finish framed windows with screens  
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  
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 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 colors)  
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