

# STANDARD FEATURES

## PROPERTY

- All Permit Fee's Including Impact Fees and Additional Tree Buyout Fees
- Standard Site Clearing and Elevations as Required Up To 24"
- Lps Sewer
- City Water
- Underground Utilities
- All Drafting and Engineering Required
- All Utility Fees During Construction
- Feasibility Review On Property

## EXTERIOR

- Concrete Block Construction.
- Bahia Sod
- Engineered For 160 M.P.H. Winds
- Four Outside Faucets
- 2 x 6 Aluminum Fascia and Soffit
- Stucco Exterior
- Sherwin Williams Paint
- Impact Low E PGT Windows
- Impact Low E PGT Sliders
- Therma Tru Impact Fiberglass Doors
- Brick Paver Driveway, Walks, Entry Way, Lanai and Pool Deck
- Garage Door Rated For 160 Mph with ¾ Horse with Remotes and Key Pad
- Dimensional Shingle
- ¾ Tuff-R Foam On Exterior Walls Of Living Area
- ½" Plywood Sheathing For Roof
- 2 x 6 Garage Walls with R-19 Insulation
- Upgraded Double Front Doors As Per Model
- Non-Corrosive Exterior Door Hardware As Per Model
- Dense Shield On All Exterior Ceilings
- Reinforced Lanai Beam To Eliminate Columns That Obstruct Views
- Trusses with Frame Guard\*

## INTERIORS

- \$2,000 Lighting Package Allowance
- Porcelain or Ceramic Tile From Our Design Center - Includes Diagonal Pattern In All Living Areas and Crack Supression Underlayment
- 3<sup>1/4</sup>" Case and 5<sup>1/4</sup>" Base Through Out
- 5<sup>1/4</sup>" Crown In All Step Ceilings, Den, Dining Room, and Foyer Ceilings
- 16 Seer Energy Efficient Central Air and Heating As Per Model

- Pre-Wired Phone Jacks As Per Model
- Pre-Wired Cable Jacks As Per Model
- Recessed Lights As Per Model (\$75 Per Can For Additional Lights)
- Outlets and Switches Placement As Per Model
- R-38 Insulation In Ceilings
- 50 Gallon Water Heater
- Finished Garage Interior Walls
- Finished Bull Nosed Corners Through Out
- Tray and Step Ceilings As Per Model
- Pull Down Stairs For Attic Access
- Wire Shelving In All Closets As Per Model
- Multiple Paint Colors (4 Total Includes Interior and Exterior )
- Wood or Travertine Window Sills
- Upgraded Interior Door Hardware As Per Model

## KITCHEN / BATHS

- \$4,000 Appliance Package
- 3/4 Horse Power Garbage Disposal
- 3 cm Granite Counter Tops In Kitchen and All Baths with Under Mount Sinks
- 42" Upper Cabinets In Kitchen with Crown
- Dove Tail Boxes And Under Mount Soft Close Drawers
- Ceramic or Porcelain Shower Tile To The Ceiling In Master Bath and Guest Bath Showers As Per Model
- Mirrors In Bathrooms As Per Model
- Benches and Niches In All Bathroom Showers As Per Model

Customer shall be responsible for filling out and applying for all manufactures' warranties on all appliances and equipment.

All changes, upgrades, and additions after the initial contract is signed shall require payment in full before materials are ordered.



**DM DEAN INC**  
CUSTOM *Homes*

**DMDeanBuilt.com**

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