

LUX Spec Sheet

EXTERIOR

- Architectural Asphalt Shingles or 5V Metal Roof
- CDX roof decking & walls
- Lanai under truss with concrete floor
- Hurricane impact energy efficient windows and doors
- HVAC equipment (builders' choice & availability)
- 4" reinforced concrete slab with vapor barrier & wire mesh
- Glass obscure 8 foot entry door & SGD doors
- Aluminum soffit and fascia
- Deadbolt locks on all exterior doors
- 2 Hose bibs
- Exterior electrical outlets & wiring for the home per plan only
- Landscape based on city code & requirements (Bahia SOD)
- Knock-down Stucco Exterior
- \$1,500 Dirt Fill Allowance if needed without a septic & well system
- Certified termite soil treatment and 1-year subterranean warranty
- Steel reinforced beam around house
- Straight concrete driveway 25 ft from Property Line & Entry Walk
- Gutters installed in front of the house
- Architectural foam soffit molding (brackets & rafter tails)

CONSTRUCTION

- All plans will be followed and built per signed & sealed engineered plans.
- All permitting paperwork, fees and submittal included.
- Septic & Well, Stemwall, Seawall, Pool, Extra grading fill, Lot clearing, Wildlife removal, and Extended driveways not included.
- Craftsmanship has a 1-year warranty.
- Structural Integrity has a 10-year warranty.
- Appliances & devices will have factory warranty.
- Force majeure events voids all warranty per the contract.
- Smoke detectors per code
- Exhaust fans in bathrooms
- Foil insulation on exterior block walls of living area
- Concrete Block Construction

INTERIOR

- \$2.50 tile of choice for all flooring and bathroom showers
- \$3,000 Decorative lighting & fan allowance
- Quartz windowsills to match countertops
- Builders grade switches and outlets
- Cable connections per plan
- 10' ceilings in the bedrooms
- Quartz countertops (kitchen & bathrooms)
- 42" Uppers soft-close shaker cabinets with crown molding
- 36" uppers in laundry room with crown molding
- 8-foot-tall interior doors per plan
- 3 1/4" Casing & 5 1/4" Wood Baseboard
- Brushed nickel door hardware
- Knockdown textured walls and ceilings
- Ventilated shelving in closets and pantry
- \$4,000 kitchen appliances allowance (owners' choice & availability)
- 2 interior Sherwin Williams paint colors
- Recessed lights per plan
- Washer & Dryer hookups
- Attic access with light switch
- \$1000 kitchen backsplash allowance
- Icemaker hook up & 1/2 HP Garbage disposal
- Standard nickel finish faucets and sink hardware
- Frameless bathroom mirrors
- Energy efficient air conditioner (builders' choice & availability)
- Digital thermostat
- Skip-trowel drywall on Interior Walls and Ceilings
- Builders grade water heater (builders' choice & availability)
- Batt ceiling insulation (builders' choice & availability)
- Interior Wood Framing
- City water connection up to 60 feet
- Glass Shower Enclosure for master bath
- Irrigation System
- Coffered Ceilings in the living room and master bedroom