



## **SIGNATURE SPECS**

### **SITE:**

- Site Clearing Allowance = \$500
- Filldirt & Grading Allowance based on flat, sandy lot
- Sod Allowance = 10,000 S.F. Bahia Grass Sod
- Landscape Allowance = \$1,000 for Plants and Mulch
- Concrete Allowance = 1,000 S.F. for Drive and Walks

### **STRUCTURAL:**

- Concrete Block exterior walls per Hurricane Code
- 10' height with Flat or Cathedral Ceilings in Main Living
- 8' height with Flat ceilings at all other locations
- 2-10 America's Choice Homebuyer's Warranty
- Engineered Roof Truss System with wind load connectors
- 4" Monolithic Concrete Slab w/ extra steel rebars
- Pest Defense: Tubes in wall and under slab; BORACARE

### **ELECTRICAL:**

- 200 Amp Panel located same side as Electrical Service line
- 100 Amp Emergency Generator Transfer Switch
- Decora Rocker Switches in White or Black
- R-Can Lights included @ Tubs, Showers, Kitchen, Family
- Fluorescent Lighting in Kitchen and Garage
- Light Fixture Allowance = \$1 x Living Square Footage
- Paddle Fan wiring in all Bedrooms, Lanai, Family Room
- 2 Flood Lights, 6 Phone jacks, 6 TV Jacks

### **PLUMBING:**

- Elongated Bowl Toilets – White, Bone or Biscuit
- Delta Faucets – single lever in Chrome
- Granite Vanity Tops with undermount lavs @ Bathrooms
- Cultured Marble Tub with Hydro Spa Jets in Master Bath
- 5' Steel Tubs in Secondary Baths
- Laundry Tub in Utility
- 50 Gallon Electric Quick Recovery Water Heater
- Stainless Steel Undermount Kitchen Sink

### **ENERGY EFFICIENCY:**

- Heat Pump with Energy Efficient 13.0 SEER rating with Computer-designed Insulated air ducts
- Programmable Electronic Thermostat (Touchscreen)
- R-30 ceiling insulation
- Clear Insulated double-pane window glass

### **ROOFING:**

- 30-year Architectural Dimensional Shingles
- Steep 7 in 12 Roof Pitch
- Vented Aluminum Soffit with 6" Fascia – 25 colors

### **CABINETRY:**

- Designer Maple Cabinets with Granite Countertops in Kitchen; Choice of Door Style and Edge Profile
- Thermofoil raised panel base Cabinets in Baths and Utility
- 14x24" Mirrored Door Medicine Cabinets
- Vanity Mirrors: Vanity Countertop width x 42" Height

### **DOORS AND TRIM:**

- Exterior doors: raised panel steel with insulated core
- 6-8' tall Sliding Glass Doors to Lanai
- Interior Pre-hung and Bi-Fold doors: six-panel "Colonist" style w/ painted 2 1/2" Colonial Casing Trim
- 5 1/4" Tall baseboard moulding
- Lever style locksets in Antique Nickel or Brushed Nickel
- Closetmaid Super-Slide Shelving in all Closets
- 16'x7' Steel Raised Panel Garage door with Operator

### **FINISHES:**

- Ceramic Tile Floors in Kitchen, Nook, Foyer, Utility, Baths
- Ceramic Tile Walls in Showers and Standard Tubs to 8' ht.
- Ceramic Tile Allowance = \$9 x Tiled Area Square Footage
- Carpet Allowance = \$20 Square Yard of other Living Area
- Six approved flooring showrooms to make selections at
- DUROCK cement board backing Tub and Shower wall tile
- Knockdown stucco finish on exterior walls with stucco trim on front elevation

### **APPLIANCES:**

- Whirlpool Stainless Steel Appliances
  - Glass Top Freestanding Range
  - 1.8 CF Space-saver Micro/Hood combo
  - Dishwasher
  - Garbage Disposal

\*\* In the interest of continuing improvement, A.L. Milton Construction reserves the right to revise Plans and Specifications. Further options are available – consult a Sales Representative. \*\*



## **VALUE SPECS**

### **SITE:**

- Site Clearing Allowance = \$500
- Fill/dirt & Grading Allowance based on flat, sandy lot
- Sod Allowance = 5,000 S.F. Bahia Grass Sod
- Landscape Allowance = \$400 for Plants and Mulch
- Concrete Allowance = 700 S.F. for Drive and Walks

### **STRUCTURAL:**

- Concrete Block exterior walls per Hurricane Code
- Cathedral in Main Living, 8' Flat all other locations
- 2-10 America's Choice Homebuyer's Warranty
- Engineered Roof Truss System with wind load connectors
- 4" Monolithic Concrete Slab w/ extra steel rebars
- Pest Defense: Tubes in wall and under slab; BORACARE

### **ELECTRICAL:**

- 200 Amp Panel located same side as Electrical Service line
- Toggle Switches in White or Black
- R-Can Lights included @ Tubs and Showers
- Fluorescent Lighting in Kitchen and Garage
- Light Fixture Allowance = \$.60 x Living Square Footage
- Paddle Fan wiring in Master Bedroom and Family
- 2 Flood Lights, 3 Phone jacks, 3 TV Jacks

### **PLUMBING:**

- Elongated Bowl Toilets – White, Bone or Biscuit
- Delta Faucets – single lever in Chrome
- Designer Laminate Vanity Tops
- Cultured Marble Garden Tub on plans Shown
- 5' Steel Tubs on plans shown
- 50 Gallon Electric Quick Recovery Water Heater
- Stainless Steel Kitchen Sink

### **ENERGY EFFICIENCY:**

- Trane Heat Pump with Energy Efficient 13.0 SEER rating with Computer-designed Insulated air ducts
- R-30 ceiling insulation
- Clear Insulated double-pane window glass

### **ROOFING:**

- Asphalt tab-style shingles, choice of TAMKO colors
- 5 in 12 Roof Pitch
- Vented Aluminum Soffit with 6" Fascia – 25 colors

### **CABINETS:**

- Thermofoil Cabinets with Beveled Laminated Countertop in Kitchen and Baths, choice of colors
- 14x24" Mirrored Door Medicine Cabinets
- Vanity Mirrors: Vanity Countertop width x 42" Height

### **DOORS AND TRIM:**

- Exterior doors: raised panel steel with insulated core
- 6-8' tall Sliding Glass Doors to Lanai
- Interior Pre-hung and Bi-Fold doors: six-panel "Colonist" style w/ painted 2 1/2" Colonial Casing Trim
- 3 1/2" Tall baseboard Moulding
- Locksets with deadbolts
- Closetmaid Super-Slide Shelving in all Closets
- 16'x7' Steel Raised Panel Garage door with Operator

### **FINISHES:**

- Flooring Allowance = \$15/Square Yard of Living Area
- Standard Ceramic tile in Showers and Tub Walls
- Six approved flooring showrooms to make selections at
- DUROCK cement board backing Tub and Shower wall tile
- Knockdown stucco finish on exterior walls with stucco trim on front elevation

### **APPLIANCES:**

- GE Appliances in White or Black:
  - Glass Top Freestanding Range
  - 1.8 CF Space-saver Micro/Hood combo
  - Dishwasher

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