

# SEAHORSE COMMUNITIES CUSTOM “OLDE FLORIDA” HOME SPECIFICATION SHEET

## EXHIBIT B

### HOME DESIGN SPECIFICATIONS SHEET

#### INTERIOR:

VAULTED CEILINGS\*\* PER PLAN

TRAY CIELINGS IN MASTER BEDROOM

WALK-IN CLOSESTS

CROWN MOLDING THROUGHOUT HOME

Tiled Entry, Bathrooms, Laundry Room & Kitchen

Tile In All Wet Areas, Living & Bedrooms (\$3.00psf allowance)

5 ¼” Textured Baseboard In All Rooms

Optional Hardwood floors in Choice of Wood Color (Light-Medium-Dark)

Insulated “Impact” Aluminum Paneled Front French Doors

Textured Walls & Ceilings-Smooth in Kitchen and Baths

PGT “Hurricane Resistant” Impact Windows All Windows

8’ “Hurricane Resistant” Stacking Sliders in Rear

Hurricane Resistant Metal-Clad French Doors Where Detailed

8’ Wood Interior Doors

Plant Shelves Where Applicable/Brass Door Hardware, Antique Brass

Custom Wood Wrapped Windows and Sills

His/Her Walk-in Closets – Master Bedroom (Per Plan)

Spacious “Riverfront” and “Riverview” Entertainment Decks (Per Plan)

OUTDOOR SUMMER KITCHENS (OPTIONAL)

HVAC System Multiple Zones (Per Plan)

Breakfast/Entertainment Center Island & Bar (Per Plan)

Wood-Burning Fireplace (Optional)

Decorative Lighting – per plans

#### BATHS:

Matching Granite Vanity Tops with Oversized Vanity Mirrors

Matching Custom Wood Cabinets

Built-in Medicine Cabinets

Tub & Tile Baths Floor to Ceiling Tile

Cultured Marble Jetted Roman Tub in Master Bath

Walk-in Shower in Master Bath

#### KITCHEN:

Custom Maple 42” Wood Cabinets

Granite Counter Tops & Backslashes Including Island

Americast Double Sink

Single-lever Faucet – by Moen

Recessed Lighting

Large “Walk-In” Pantry (Per Plan)

#### FEATURES:

ALL HOMES DESIGNED “GREEN” & MAINTENANCE FREE PER PLAN

Hurricane Resistant

Central Vacuum System

Two Year “Home Buyers Warranty”

Personalized Design Changes

Pest Defense System (in wall system)

#### APPLIANCES

Samsung Stainless Steel Appliances

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25” Cu. Ft. Refrigerator/Freezer with Icemaker

Self-Cleaning Range with Convection Oven

Space Saver Microwave

Dishwasher/Disposal

## **STRUCTURE:**

Poured Concrete Slab (ground level) (selected models)

Pre Cast Concrete Floors (Optional)

Concrete Block Walls Ground level – All Models

Wood Framing – per plan

Engineered Wood Trusses

Vinyl Continuous Vent Soffiting

Hardi-Plank Siding (color selections)

Standing Seam 24 Gauge Metal Roof (Color selections)

Pre Engineered For Elevator Installation All Models

## **EXHIBIT B – PAGE 2**

## **STRUCTURE CONTINUED:**

*Screened Enclosure on Rear Deck (Optional))*

*Plastic Lumber Decks, Stairs (treads only) & Railing (no chipping, painting, warping or weather-proofing)*

*Seamless Aluminum Rain Gutters & Down Spouts*

## **SITE IMPROVEMENTS:**

**Custom Pool, Cage & Spa Package (Optional)**

**Custom Dock W/ Lift (Optional)**

*Substantial Landscape & Sod Package*

*Central City Water*

*Central City Sewer*

*Irrigation Sprinkler System*

*Concrete Interlocking Driveway Pavers (color selection available)*

## **UTILITY:**

*Trane Energy-efficient Central AC & Heat Units (Per Plan)*

*Insulation Per Green Energy Calculation*

*50 Gallon Quick Recovery Electric Water Heater*

*Multiple Exterior Hose Bibs*

*Samsung High End Washer & Dryer*

*Bath Fixtures, Elongated Toilet, Standard Colors*

*Faucets & Valves – by Kohler*

*Up to 300 AMP Electrical Service*

*Copper Wiring*

*Exterior Weatherproof Duplex Outlets – where applicable*

*Low Voltage, Pre-wired Telephone, Cable, High Speed Internet, All Homerun Wiring*

*Smoke Detectors*

*Lighted Doorbell*

*Bombay Ceiling Fans For All Rooms*

## **SITE PREPARATION:**

*ALL PERMITS*

*ALL IMPACT INCLUDED*

*Stakeout and Survey*

*Lot Clearing (only for home footprint)*

*Engineering and Construction design and materials may change at Developers discretion*

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*IF MILLINGS ARE REQUIRED THAT EXPENSE WILL BE BUYER  
EXPENSE*

***\*PLAN CHANGES: REFER TO PURCHASE AND SALE  
AGREEMENT FOR LOT AND UNIT PAGE 3 ITEM C***

***\*\*CUSTOMIZATION OF PLANS ARE AVAILABLE UPON  
CLIENTS REQUEST. CLIENT WILL BE RESPONSIBLE FOR ALL  
COSTS FOR ARCHITECTURAL AND ENGINEERING  
CHANGES.***

***EXCLUSIONS: ANY REVISIONS OF COUNTY AND OR  
BUILDING CODE REGULATIONS WHICH BECOME  
EFFECTIVE AFTER CONTRACT DATE, WILL BE BUYERS  
EXPENSE.***

***ALL POOL AND DECK FINAL DIMENSIONS ARE  
DETERMINED BY THE PLOT SURVEY***

***STANDARD FEATURES REPRESENTED ARE SUBJECT TO  
CHANGE WITHOUT NOTICE***