



*Building Quality Since 1974*

## **Platinum Build Specifications**

### **INTERIOR CUSTOM APPOINTMENTS**

- VOLUME CEILINGS WITH CUSTOM FEATURES THROUGHOUT (PER PLAN)
- LUXURIOUS MARBLE FLOORS THROUGHOUT OTHER THAN BEDROOMS
- GRANITE COUNTERTOPS THRU OUT WITH CUSTOM EDGING 3CM THICKNESS
- PREMIUM 8' RAISED PANEL SOLID CORE INTERIOR DOORS
- CROWN MOLDING ENTIRE INTERIOR
- IMPACT "HURRICANE" GLASS WINDOWS AND SLIDING DOORS
- QUALITY WOOD FLOOR IN DEN
- CUSTOM DESIGNED NICHEs AND PLANT SHELVES (PER PLAN)
- ROUNDED DRYWALL CORNERS
- TEXTURED TROWEL CEILINGS AND WALLS THROUGHOUT
- UPGRADED STAIN RESISTANT CARPETING WITH 9/16 PAD
- UPGRADED WOOD CLOSET SHELVING IN MASTER BEDROOM
- 5 1/4 RAISED CUSTOM BASEBOARD THRU OUT.
- HIS AND HER SINKS IN MASTER BATH
- MASTER BATH WITH BUILT IN GARDEN TUB AND TILED SHOWER (PER PLAN)
- CERAMIC WALL TILE TUB AND SHOWER AREAS WITH INLAYS (PER PLAN)
- UPGRADED CAST IRON TUB IN GUEST BATH
- CUSTOM SHOWER ENCLOSURES
- DECORATIVE MIRRORS WITH CUSTOM WOOD TRIM
- ELONGATED WATER CLOSETS IN ALL BATHROOMS
- MOEN WASHER LESS FAUCETS
- INTERIOR LAUNDRY AREA WITH BUILT IN CABINETS, SINK AND GRANITE COUNTER TOP

### **KITCHEN FEATURES**

- GRANITE COUNTER TOPS (3M) WITH CUSTOM EDGING, UNDER MOUNT SINKS
- DESIGNER KITCHEN WITH ISLAND, PREMIUM RAISED PANEL WOOD CABINETS, MOTION CLOSE DRAWERS
- DESIGNER COOK TOP WITH HOOD
- GRANITE BACKSPLASHES
- UPGRADED STAINLESS APPLIANCE PACKAGE

## **EXTERIOR FEATURES**

- CUSTOM DESIGNED POOL WITH BULL NOSE AND PAVER DECK WITH CAGE
- SUMMER BAR/KITCHEN AND VERANDA, W/GRANITE COUNTER, W/STAINLESS GRILL, SINK AND REFRIGERATOR (PER PLAN).
- GARAGE PER DESIGN WITH PAINTED FLOOR, INSULATED GARAGE DOOR
- PULL DOWN ATTIC STAIRWAY
- MOTOR COURTYARD WITH CONCRETE PAVERS
- FRONT ELEVATION AS PER PLANS
- LANDSCAPING DESIGN W/OVERSIZED TREES, ZOYSIA SOD, WELL AND IRRIGATION.
- CEMENT TILE ROOF
- PREMIUM MAIL POST AND BOX

## **QUALITY ELECTRICAL HAVC INCLUDED**

- 200 AMP SERVICE WITH COPPER WIRING THROUGHOUT
- STRUCTURED WIRING PACKAGE
- DECORATIVE LIGHTING FIXTURE PACKAGE
- TWO EXTERIOR WATERPROOF GFI OUTLETS
- SMOKE DETECTORS
- PREMIUM ROCKER WALL SWITCHES
- GFI SAFETY SWITCHES IN ALL WET AREAS
- ENERGY EFFICIENT 14 SEER AIR CONDITION SYSTEM/DIGITAL PROGRAMMABLE THERMOSTATS
- QUICK RECOVERY HOT WATER HEATERS (PER PLANS)

## **PREMIUM CONSTRUCTION DETAILS**

- NON-CORROSIVE FIBER MESH REINFORCED CONCRETE SLAB WITH VAPOR BARRIER
- CERTIFIED TERMITE TREATMENT UNDER SLAB
- ICYNENE ATTIC INSULATION AND R 4.2 FOIL BACK WALL INSULATION
- CONCRETE BLOCK CONSTRUCTION WITH FORMED AND POURED TIE BEAMS
- PROFESSIONALLY ENGINEERED AND SEALED ROOF TRUSSES
- 2 X4 WOOD STUDS ON 16" CENTERS IN INTERIOR WALLS
- MAINTENANCE FREE ALUMINUM FASCIAS AND VENTED SOFFITS
- IN WALL PEST SYSTEM
- OFF RIDGE ROOF VENTILATION
- SCHLAGE INTERIOR AND EXTERIOR DOOR HARDWARE

## **ADDITIONAL**

- SECURITY SYSTEM W/MOTION DETECTOR, 2 KEY PADS
  - CEILING FANS (PER PLAN)
  - NATURAL GAS HOOKUPS TO 4 LOCATIONS/TANK EXTRA
  - ALL PERMITS AND IMPACT FEES
  - 2/10 HOME OWNERS WARRANTY
- SPECIFICATIONS SUBJECT TO CHANGE WITHOUT PRIOR NOTICE