

FIREPLACE	Majestic BC-42 with 30" gas logs, standard windscreen and gas plumbed/piped into fireplace Gas service to the house and/or gas tank is included
SHELVING	Allowance – \$3,500 includes shelving in all closets
BATH ACCESSORIES	Allowance – \$500 includes accessories in all baths
SHOWER DOOR(S)	Frameless glass doors in all baths
APPLIANCES	Stainless Steel, GE Monogram Package: Gas Range #ZDP36L6HSS Exhaust Hood #ZV36SSFSS Built-in Refrigerator #ZICS360NRRH Built-in Microwave #ZE2160SF Dishwasher #ZBD6880KSS Disposal #KCD125OX Front Loading Washer #GLTF2940ES Front Loading Dryer #GLEQ2152ES
PLUMBING FIXTURES	All Kohler or equal. A specific list of fixtures will be included in the contract documents
WATER HEATERS	Two 80 Gallon water heaters
HVAC	Lennox, Trane, or Carrier 15 S.E.E.R. heat pumps with variable speed air handlers
ELECTRICAL	Allowance - \$7,500 for Decorative fixtures in the following locations: Exterior Wall Lanterns at Entry Hanging fixture in the Foyer Hanging fixture in the Great Room Hanging fixture in the Breakfast area Hanging fixture in the Dining Room All other electrical fixtures to include Decora switches, shown on the plans and are included in the base price One or two thermostatically controlled attic fan(s) with 1,500 CFM (based on square footage) are included
STRUCTURED WIRE	Allowance – \$5,000 includes Cable TV, Phone, Data, etc.
SCREEN ENCLOSURE	Integral to the structure of the home with 20/20 fiberglass mesh, charcoal color per plans
POOL/SPA	Allowance – \$95,000 includes Pool, Spa, and Pool Deck
SUMMER KITCHEN	Allowance – \$8,500 includes allowance for sink, TEC II Gas grill, Corian countertop and cabinets with stainless steel hardware, undercounter refrigerator and vent hood as required
LANDSCAPING	Landscape design and installation and irrigation system per plans
GENERAL NOTES	1. Any deviations or variances from these specifications must be clearly delineated and explained in the Contract Documents. 2. "Equal" substitutions may be made with owner's written approval prior to installation.

