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## Milano Spec Sheet

### Structural Features and Materials

- 3 Bedrooms, 2 Bathrooms, 2 Car Garage
- 1,341 Sq. Ft. House
- Monolithic Foundation/CBS/Stucco finish
- 9'4" walls, Fam Room 10', Master Suite 10'
- 6'8" Interior doors and 8' sliding glass doors
- Up to 20 truckloads of fill allowance
- Concrete footers reinforced with steel - 12" x 16"
- Certified termite soil treatment under slab
- 1 year subterranean termite warranty
- 4" reinforced concrete slab with vapor barrier
- 2 car garage, interior garage walls finished and painted
- Concrete driveway, entry and side walk
- Interior wood wall framing 16" on center
- Engineered roof trusses with hurricane straps
- Plywood sheathing or equivalent on roof
- Steel reinforced bond beam around house
- Precast concrete windowsills
- Dimensional asphalt roof shingles in standard colors
- Ventilated soffit and fascia – Bronze/White
- Aluminum framed windows and sliding glass door with hurricane shutters(panels) - Bronze/White. Double Pane-Insulated, Glass Tint- Clear, HP Low E
- Fiberglass exterior French front door
- R-30 insulation in ceilings
- 4.2 fi-foil insulation on exterior block walls of living area
- R-11 Kraft faced batts installed on exterior framed walls
- Moisture resistant board in wet areas
- Central heating and air conditioning: 2.5 ton, 7.5 kW, 14 Seer
- Textured drywall on interior walls and ceilings

### Electrical Features

- 200 amp electrical service
- Washer and dryer hookups
- Prewire for phone and TV outlets per blueprint
- Prewire for ceiling fans per blueprint
- Recessed accent lighting
- Smoke detectors per code
- Exhaust fans at baths
- Door chime
- Lighting package – Included: utility, coach lights, bath light bars, four kitchen pendants and two interior fans. Max allowance of \$800.00
- Additional fixtures to be provided by buyer and to be installed by builder. \$60.00 per fan and \$35.00 per light fixture

### Kitchen Features

- 36" raised panel wood cabinets - with crown, light molding and standard pulls/handles
- Level one granite countertop with standard edging
- Stainless steel double bowl under mount sink
- Standard one hole single handle pull down faucet
- Icemaker line
- ½ HP Garbage disposal if no septic tank present
- Stainless steel appliance package to include microwave over range, 26 cf refrigerator, smooth top range, dishwasher – Allowance \$2,000.00

### Bathroom Features

- Raised panel wood cabinets
- Level one granite countertop with standard edging
- Mirrors over vanities
- Mirrored medicine cabinets
- Tub in master bath
- Standard chrome faucets, 4" spread
- Standard wall tile in showers
- Standard tiled floors

### Plumbing

- Pex-pipe (high density polyethylene) water lines
- 40 gallon energy efficient water heater
- Two exterior hose bibs
- Irrigation System - 3 zones
- Standard chrome plumbing fixtures throughout.

### Other Items Included

- Standard tile (straight installation) on floors and standard carpet in bedrooms
- Ventilated closet wire shelving
- Interior paint: choice of 1 standard flat color on walls with white flat ceiling and white semi-gloss on wood trim
- Exterior paint: choice of 2 standard satin colors
- One overhead raised panel steel garage door: 16' x 8', side lock, white/bronze weather strip
- Garage door opener with 2 remotes
- Bahia sod per code up to 7,500 sqft
- Landscaping per code – Allowance of \$800.00
- Interior colonial or modern raised panel hollow core doors with 2 ¼" colonial or modern casing
- Wood interior windowsills
- 5 ½" baseboards – colonial or modern profile
- Raised panel hollow core bi fold doors with 2 ¼" colonial or modern casing
- Tray ceilings at Great Room and Master Suite
- Lee County permit fees and Impact fees Included. Other municipalities may vary.
- Betterment fees on property Not Included
- Builder's risk insurance
- Culvert if required by county
- City water and sewer hookup fees included
- White one inch light filtering vinyl mini blinds
- Lanai under truss with concrete floor
- Screened lanai with door
- Gutters by walkway in front of the house
- Mailbox
- Warranty: (1) year on materials and workmanship, warranties on systems per manufacturer warranties, (10) years on structural. Refer to warranty book by: RWC, LLC.

### Notes:

1. All pricing is based on 10,000 sqft lot with 25' front set back
2. Builder is not responsible for heritage trees removal.
3. Builder reserves the right to substitute materials of similar values and quality depending on availability.
4. Increases on permit and/or impact fees by municipalities will be charged to the buyer accordingly.
5. Well and Septic not included.