

**STANDARD SPECIFICATION SHEET FOR
THE DANUBE MODEL
AIR CONDITIONED SQ. FT. 3162
TOTAL SQ. FT. 4304**

EXTERIOR

1. STUCCO FINISH SMOOTH SPONGED
2. SOFFIT TO BE STUCCO, DECK CEILINGS TO BE SOFFIT BOARD SMOOTH FINISH
3. DOWN SPOUTS FROM SCUPPERS TO GROUND
4. WINDOWS TO BE PGT DOUBLE GLAZED IMPACT WITH AZURE BLUE TINT. CHOICE OF BRONZE OR MILL FINISHES FRAMES.
5. FRONT DOOR TO BE THERMA-TRU FIBERGLASS SOLID CORE WITH CLEAR LOW E HIGH IMPACT GLASS INSERT.
6. ROOF TO BE 90LB ROLL ROOFING, HOT MOPPED
7. PATIO RAILINGS TO BE ALUMINUM TUBING
8. TILE ON ENTRY WALL GARAGE SIDE UP 10 FEET INCLUDES WRAPPED COLUMN AT PORTICO.
9. DRIVEWAY AND WALKWAY TO BE CONCRETE, WITH A 2 INCH SPACE EVERY 5 FEET, FILL SPACE WITH PEBBLES
10. OUTDOOR KIT TO INCLUDE BAR SINK AND FAUCET, FRIDGE AND 5 FOOT COUNTER, BBQ BY OWNER
11. A/C AND POOL EQUIPMENT PAD TO BE BEHIND KITCHEN, TWO UNITS SIZE TO BE PER ENERGY CALCS
12. ALARM SYSTEM WITH ONE KEYPAD AND ONE MOTION SENSOR.
13. EIGHT 4 INCH LIGHTS IN SOFFIT, ENTRY OVERHANG AND PORTICO
14. PAINT TO BE SHERWIN WILLIAMS SUPER PAINT IN SATIN WHITE WITH ACCENT COLOR AT STAIRWELL
15. DECKS AT MASTER BED, GUEST BED AND BONUS ROOM TO BE RAISED TO ACCOMMODATE 2X6 DECKING MATERIAL WITH ALUMINUM FRAME BOLTED TO WALLS, HOT MOP BELOW.
16. 42" ALUMINUM FENCING AROUND LANAI DECK

LANDSCAPING

1. GRASS TO BE FLORATAM
2. SPRINKLER SYSTEM TO BE HUNTER WITH 4 ZONES
3. MULCH IN BEDS
4. PLANT AND TREE ALLOWANCE IS \$4,000

POOL AND SCREEN

1. POOL TO BE 300 SQ FEET, WITH DECK 20X48
2. EQUIPMENT TO INCLUDE POOL PUMP 1 1/2 HP, FILTER AND CHLORINE FEEDER, AUTO FILL IS INCLUDED
3. POOL FINISH TO BE FLORIDA PEARL COLOR TBD
4. POOL DECK TO BE PAVERS COLOR AND SHAPE TBD

INTERIOR FINISHES

1. DRYWALL TO BE SMOOTH FINISH
2. PAINT TO BE FLAT WHITE WALLS AND CEILINGS WITH MILLWORK SAME COLOR BUT SEMI GLOSS
3. WALL PAINT WILL BE SHERWIN WILLIAMS SUPER PAINT IN FLAT
4. CEILING PAINT TO BE SHERWIN WILLIAMS SUPER PAINT IN FLAT
5. TRIM AND DOOR PAINT WILL BE SHERWIN WILLIAMS SEMIGLOSS OIL
6. BASE BOARD AND DOOR CASING TO BE FLUSH WITH WALLS
7. BASE BOARD TO BE 6" WITH DOOR CASING TO BE 3", WITH 3/4" SPACE TO WALL BOARD
8. ALARM SYSTEM WITH ONE KEYPAD AND ONE MOTION SENSOR
9. FAN SPEED CONTROLS ON ALL FANS
10. TILE FLOORING INSTALLED IN ALL AREAS EXCEPT, THREE BEDROOMS AND CLOSETS, FLOOR TILE ALLOWANCE TO BE \$2.75 PER FOOT. CARPET ALLOWANCE IS \$20.00 PER YARD
11. DOOR HANDLES TO BE QUICKSET CHROME
12. INTERIOR DOORS 8FT TALL, HOLLOW CORE FLUSH
13. PROGRAMMABLE A/C THERMOSTAT
14. 10 FT. CEILING ON BOTTOM FLOOR AND 10 FT. CEILINGS ON SECOND FLOOR

KITCHEN

1. CABINETS ARE KITCHEN CRAFT PER PLANS. STANDARD COLOR TO BE SELECTED BY OWNER.
2. CABINET KNOBS TO BE SELECTED BY OWNER. ALLOWANCE IS \$5.00 PER KNOB.
3. GRANITE TO BE LEVEL ONE. OWNER TO SELECT COLOR AND EDGE PROFILE. THREE STANDARD PROFILES TO CHOOSE FROM.
4. FAUCET TO BE CHROME WITH PULLOUT. MOEN S57597C
5. GARBAGE DISPOSAL TO BE 1/3 HP.
6. APPLIANCES TO BE KITCHEN AID BRAND STAINLESS INCLUDES REFRIGERATOR, DISHWASHER AND MICROWAVE AND OVEN
7. REFRIGERATOR TO BE CABINET DEPTH
8. SINGLE BOWL SINK TO UNDERMOUNT STAINLESS STEEL
9. WOOD ON WALL BEHIND COOK TOP WITH LIGHTING BEHIND WALL IN FRONT
10. UNDER CABINET LIGHTING IS INCLUDED
11. HOOD TO BE STAINLESS STEEL BROAN
12. TILE FLOOR
13. BASE BOARD 6"
14. 4 PENDANT LIGHTS OVER BAR AREA

KITCHEN NOOK

1. LIGHT FIXTURE ALLOWANCE IS \$150.00
2. FLOOR TO BE TILE
3. BASE BOARD 6"

PANTRY

1. PANTRY TO BE CABINETS

GREAT ROOM

1. FAN ALLOWANCE IS \$150.00 THIS INCLUDES LIGHT KIT.
2. TILE FLOOR
3. BASE BOARD 6"

FOYER

1. FLOOR TO BE TILE
2. BASE BOARDS 6"

STAIRWELL

1. STAIRS PER PLANS
2. TREADS TO BE LAMINATED PLYWOOD, 4 INCHES THICK
3. STEEL BEAM HOLDING CANTER LEVER TREADS, HANGS ON WALL ONE SIDE
4. RAILING TO BE STAINLESS STEEL CABLE WITH TOP RAIL
5. WINE CELLAR STORAGE OPEN RACKS BELOW LANDING

LINEN CLOSETS

1. TO HAVE WIRE SHELVING, FIVE SHELVES
2. BASE BOARD 6"

LAUNDRY

1. UPPER CABINETS PER PLANS OVER WASHER/DRYER ONLY. STANDARD COLOR TO BE SELECTED BY OWNER
2. FLOOR TO BE TILE
3. STRUCTURE WIRING PANEL
4. WASHER AND DRYER NOT INCLUDED
5. BASE BOARD 6"

POWDER BATH

1. PEDESTAL SINK TO BE KOHLER ARCHER SERIES K-2358-1 BASIN AND THE K-2357 PEDESTAL
2. FAUCET TO BE MOEN S6700 IN CHROME
3. FLOOR TO BE TILE
4. BASE BOARD 6"
5. WALL HUNG TOILET TO BE DURAVIT 254409- DARLING NEW

GUEST BEDROOM

1. FAN ALLOWANCE IS \$150.00 INCLUDES LIGHT KIT
2. CARPET FLOORING INCLUDING CLOSET CARPET ALLOWANCE IS \$20 PER YARD WITH 8LB PAD
3. BASE BOARD 6"
4. CLOSETS TO HAVE WIRE SHELVING

GUEST BATHROOM

1. FLOOR TO BE TILE
2. SHOWER TO BE TILE TO 96" OFF FINISH FLOOR AND 4' WIDE ON TWO SIDES. 100 SQUARE FEET OF TILE ON WALLS. ALLOWANCE IS \$3.50 PER SQUARE FOOT MATERIAL ONLY
3. SHOWER FIXTURES TO BE MOEN TS3715
4. BATH TRIM TO BE CHROME
5. SINK TO BE DECO STAR CB-003 WHITE
6. FAUCET TO BE MOEN S6700
7. CABINETS PER PLANS. COLOR TO BE SELECTED BY OWNER.
8. FRAMED MIRROR ALLOWANCE IS \$75
9. GRANITE TO BE LEVEL TWO COLOR TO BE SELECTED BY OWNER.
10. WALL HUNG TOILET DURAVIT 254409- DARLING NEW
11. TOWEL BAR AND TISSUE HOLDER-ALLOWANCE \$25 EACH
12. SEAMLESS SHOWER DOOR, TRIM CHROME

MASTER BEDROOM

1. CARPET, ALLOWANCE IS \$20.00 PER YARD INCLUDES 8LB PAD
2. FAN ALLOWANCE IS \$150.00 WITH LIGHT KIT INCLUDED.
3. BASE BOARD 6"

MASTER BATH

1. TILE IN SHOWER IS 150 SQ FEET. ALLOWANCE IS \$3.50 PER SQUARE FOOT MATERIAL ONLY.
2. TILE WILL BE UP TO 96" OFF FINISH FLOOR
3. BATH FIXTURES AND FAUCETS TO BE MOEN CHROME.
4. TOILET AND BIDET TO BE WALL HANG DURAVIT 254409 AND DURAVIT 224915 DARLING NEW SERIES
5. CABINETS ARE KITCHEN CRAFT, PER PLANS, OWNER TO SELECT STANDARD COLOR.
6. COUNTERTOPS TO BE LEVEL ONE GRANITE COLOR TO BE SELECTED BY OWNER.
7. FRAMED MIRRORS ABOVE SINKS (2) ALLOWANCE IS \$75 PER MIRROR
8. SINKS TO BE DECO STAR CB-003
9. FAUCETS TO BE MOEN S6700
10. SEAMLESS SHOWER ENCLOSURE-CLEAR GLASS WITH DOOR
11. TILE ON FLOOR
12. TUB TO BE RANDOLPH MORRIS 66" DOUBLE ENDED PEDESTAL TUB- RMOCFS190
13. TUB FAUCET TO BE BENKEI FREESTANDING TUB FAUCET AND HAND SHOWER-CHROME
14. TOWEL BAR AND TISSUE HOLDER. ALLOWANCE \$25 EACH
15. BASE BOARD 6"
16. SHOWER TO HAVE MOEN TS3715

MASTER CLOSETS

1. CLOSETS TO HAVE WIRE
2. CARPET
3. BASEBOARD 6"

DEN/STUDY

1. TILE FLOOR
2. FAN ALLOWANCE IS \$150.00 THIS INCLUDES LIGHT KIT
3. CLOSET WITH TWO WIRE SHELVES
4. BASE BOARD 6"

BEDROOM 2

1. FAN ALLOWANCE IS \$150.00 THIS INCLUDES LIGHT KIT.
2. CARPET FLOOR AND CLOSETS
3. CLOSET TO HAVE WIRE SHELVING
4. BASE BOARDS 6"

BATHROOM 2

1. SHOWER TO HAVE TILE UP TO 96"
2. ENCLOSURE TO BE CLEAR SEAMLESS GLASS WITH DOOR
3. SHOWER VALVE TRIM TO BE MOEN TS3715
4. TILE FLOOR
5. 100 SQUARE FEET OF TILE ALLOWANCE IS \$3.50 PER SQUARE FOOT
6. CABINETS PER PLANS, WALL HUNG. COLOR TO BE SELECTED BY OWNER.
7. WALL HUNG TOILET DURAVIT 254409
8. FRAMED MIRROR ABOVE TWO (2) SINKS. ALLOWANCE \$75 EACH
9. SINKS TO BE DECO STAR CB-003
10. FAUCETS TO BE MOEN S6700
11. FIXTURE TRIM TO BE CHROME
12. GRANITE TO BE LEVEL ONE COLOR SELECTED BY OWNER
13. TOWEL BAR AND TISSUE HOLDER. ALLOWANCE \$25 EACH

BONUS ROOM

1. FAN ALLOWANCE IS \$150 THIS INCLUDES LIGHT KIT
2. CARPET FLOOR
3. BASE BOARDS 6"



3321 Del Prado Blvd. S., Suite 1, Cape Coral, FL 33904

239-344-6555

www.modernhomesinternational.com

LANAI

1. FAN ALLOWANCE IS \$150.00 THIS INCLUDES LIGHT KIT
2. GRANITE TOP WITH TILED SIDES
3. GRANITE TOP TO BE LEVEL ONE COLOR TBD
4. SINK TO BE STAINLESS STEEL
5. FAUCET TO BE MOEN S5170
6. BAR FRIDGE TO BE MAGIC CHEF 20" WIDE
7. PAVERS ON POOL DECK TBD

GARAGE

1. 1/3HP GARAGE DOOR OPENER WITH 2 AUTO REMOTES
2. GARAGE DOORS TO BE RAYNOR BUILDMARK SERIES 18X8. OWNER TO SELECT STANDARD COLOR.
3. UTILITY SINK TO BE MUSTEE #10 DROP-IN LAUNDRY TUB WITH CHROME FAUCET
4. STUCCO WALLS THROUGHOUT
5. STORAGE CLOSET FOR A/H AND WATER HEATER
6. OVERHEAD LIGHTING PER THE PLANS
7. FLOOR FINISH CONCRETE
8. 50 GALLON HOT WATER HEATER

CONTRACTOR _____ DATE _____

HOMEOWNER _____ DATE _____

HOMEOWNER _____ DATE _____