

## Our Standard Features

### *Structural Features*

- Architectural Plans
- Surveys and soil compaction test
- 1 year renewable termite bond treatment
- 3000 psi concrete with fiber mesh monolithic foundation with steel reinforcement
- 18' wide concrete driveway, 4' sidewalks at front entry
- Concrete block exterior walls with 3000 psi concrete and steel reinforcement (1<sup>st</sup> floor)
- ¾ Insulation board or fi-foil on block walls
- Structurally engineered truss system
- ½" ZIP system on roof and 7/16" ZIP wall sheathing
- Lifetime Architectural shingles
- Interior studs are 16" on center
- Vinyl insulated single hung windows and aluminum sliding glass doors
- Fiberglass Front door with LOE solid glass insert
- Steel reinforced garage door with door opener, key pad & 2 remotes
- Grid pattern on front elevation windows
- Solid surface window sills
- Spray foam insulation on underside of roof decking

### *Interior Features*

- Knockdown ceiling finish with orange peel walls
- 2 tone high quality paint, 2 coats – Pro 200
- Level 1 porcelain / ceramic tile at foyer, kitchen, nook, baths, laundry & family room
- Upgraded carpet with 6lb pad in all non-tiled areas
- 2 Panel Roman Arch 6,8 to 8' hollow core doors
- 5 ¼ " base board, 2- ¼ " Baby Howe casing around all doors, 5¼" crown molding in family room
- Kwikset satin nickel lever handles & hinges
- Ventilated wire shelving in closets to include total slide, tight mesh and standard where applicable
- Alarm system

### *Exterior Features*

- Stucco textured walls with decorative banding
- 2 Coats of high quality exterior paint – Super Paint
- Epoxy garage floor and stained rear patio
- 4 Exterior hose bibs
- 3 Weatherproof GFI outlets
- Up to 30 loads of fill dirt and 10,000sq ft of clearing
- Up to 8,500 square foot of St. Augustine sod
- Landscape package per plan with up to 4 code trees
- Up to 5-zone irrigation

### A Word from the President of Blue Water Homes, Inc.

Hi, and thanks for your interest in our Homes. All of our plans can be customized to fit your needs. We can also design a floor plan with our Architect to fit your needs. Standard features can be changed and/or upgraded to fit your needs as well. We look forward to building your home and a long lasting relationship with you.

Thank you,

Jay Curbow / CBC1258679

### *Kitchen Features*

- Forevermark Cabinets
- 42" Upper cabinets at kitchen / 36" raised vanities at baths
- Light rail and crown molding
- Dovetail drawers
- Soft close doors & drawers
- Door hardware
- Single roll out trays
- Double Waste Basket
- Plywood Box
- Level I 3cm granite counter tops
- Stainless Steel under-mount sink with garbage disposal
- Moen or Delta brushed nickel Faucet for kitchen sink
- Stainless Steel appliance package includes smooth top self-cleaning range, dishwasher and over the range microwave.

### *Bath Features*

- Forevermark Cabinets with 36" raised vanities
- Moen or Delta brushed nickel plumbing fixtures
- Level I granite vanity tops with undermount sinks
- Tiled walk in shower with frameless enclosure and drop in garden tub with tiled skirt in master bath
- Tub at hall bath with tile shower walls
- Comfort height, elongated water efficient commodes
- 3/4" Beveled edge mirrors and medicine cabinets

### *Additional Features*

- Up to 10 recessed can lights
- 200-amp electrical service
- Phone and cable in all bedrooms and family room
- Switched outlet in all bedrooms
- Air returns in all bedrooms
- Fan/light pre-wires in all bedrooms and family room
- Coach light pre-wire
- Attic pull down stairs and storage trusses with plywood
- 16" overhang with 6" fascia
- Up to \$1,500.00 lighting allowance
- 50 gallon hot water heater
- High efficiency 15 SEER heat pump with air handler. Engineered for each house for maximum efficiency
- Digital Thermostat
- Decora designer light switches
- Washer hook-up with emergency shut off valve /Dryer vented to exterior at laundry

### **Insurance and Warranties**

- Liability and Worker's Comp. Insurance
- Builders Risk Insurance
- Ten year Bonded Builder Structural Warranty
- One year builders warranty

**Every custom home includes all permitting and impact fees (Bore test, lot purchase, water & sewer fees – not included)**

*\*Note:* All brand names, floor plans, specifications, and dimensions are subject to change without notice or obligations.