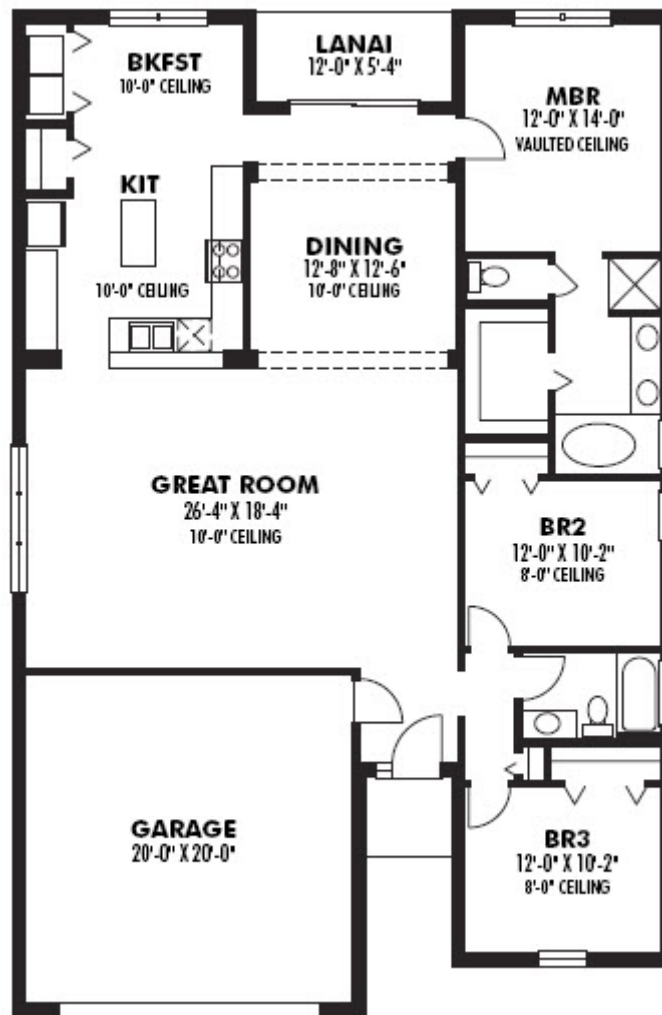


*Carol I - 1,818 sq ft*





## *Standard Features*

Many standard features found in Javic Homes are optional features of other builders. We build with many fine materials and products because we believe you should enjoy your home without the need of endless upgrades. This listing of our standard features includes both our standard materials/products, as well as the details for some of our construction techniques.

### HOMESITE

- Full 1-year and 10-year structural/mold warranty
- Lot preparation up to 100 yards of fill dirt
- Termite soil treatment under entire home including garage, lanai and house perimeter
- Concrete sidewalk, driveway, entry porch and lanai
- Tropical landscape package that meets City code
- Zoned sprinkler system with automatic timer/rain sensor

### INTERIOR FEATURES

- 5" base molding throughout
- 3 ½" wood window sills & door casing throughout
- Oak stair treads and handrail, painted risers and wood balusters
- Orange peel walls and knock down ceiling finish throughout; Semi gloss trim paint; Select up to 3 interior and 2 exterior flat wall paint colors
- Pre-finished 3" wood flooring in family room, kitchen and dining room
- Ceramic tile in wet areas (e.g., baths, laundry)
- Long-life, stain resistant carpet in bedrooms, den, bonus and closets
- Ventilated shelving in all closets
- Lever style interior door hardware; Locksets & privacy deadbolts at all exterior doors
- 7' framed glass shower door in master shower
- Fiberglass entry door with decorative glass insert; French fiberglass door at rear lanai; Remaining exterior doors are steel, Interior panel doors

### ELECTRICAL

- Rocker type light switches
- Recessed can lighting in kitchen and hallways
- 5 phone and cable outlets
- Door chime with pushbutton
- Smoke detectors with battery backup
- Exterior weatherproof receptacles
- White raised panel steel sectional garage door with ½ HP chain drive opener and two remotes
- Multi-zoned security system with keypad, 1 motion sensor and contacts on all windows/doors
- Ceiling fan and light pre-wire in family room, all bedrooms and bonus room

### KITCHENS, BATHS and LAUNDRY

- Frigidaire stainless steel electric appliance package including: Refrigerator/Freezer, Dishwasher, Oven/Cooktop and Microwave Hood/Vent
- Maple cabinets with 42" uppers, crown molding, raised, square panel doors; Selection of finish stains and knobs/pulls in kitchen and baths
- 3cm granite counter tops with ½ bull nose edging and 4" backsplash
- Drop-in stainless steel kitchen sink with ½ HP garbage disposal
- Drop-in white sinks in all baths; Pedestal sink in powder room; White commodes in all baths; Enameled 5' steel tub in baths; Garden tub in master bath
- Vent fans in all baths
- Selection of Plumbing and lighting fixtures

### QUALITY CONSTRUCTION FEATURES

- 3,000 PSI concrete monolithic slab
- 50 gallon electric water heater
- Frame exterior & interior walls
- 2 exterior hose bibs
- Gypsum board on all walls; moisture resistant board at all bath wet areas
- Engineered roof trusses w/ hurricane straps
- Stucco or hardi siding exterior finish based on plans
- White fascia, soffit, gutters & downspouts
- 30-year dimensional roof shingles
- Two 13 seer heat pump systems and digital thermostats
- R-30 energy saving insulation in attic; R-19 exterior walls
- Double pane, Low-E, insulated white aluminum single hung windows

*Exterior designs, floorplans and specifications are subject to change. Dimensions are approximate.*