



SIGNATURE SPECS

SITE:

- Site Clearing Allowance = \$500
- Filldirt & Grading Allowance based on flat, sandy lot
- Sod Allowance = 10,000 S.F. Bahia Grass Sod
- Landscape Allowance = \$1,000 for Plants and Mulch
- Concrete Allowance = 1,000 S.F. for Drive and Walks

STRUCTURAL:

- Concrete Block exterior walls per Hurricane Code
- 10' height with Flat or Cathedral Ceilings in Main Living
- 8' height with Flat ceilings at all other locations
- 2-10 America's Choice Homebuyer's Warranty
- Engineered Roof Truss System with wind load connectors
- 4" Monolithic Concrete Slab w/ extra steel rebars
- Pest Defense: Tubes in wall and under slab; BORACARE

ELECTRICAL:

- 200 Amp Panel located same side as Electrical Service line
- **100 Amp Emergency Generator Transfer Switch**
- Decora Rocker Switches in White or Black
- R-Can Lights included @ Tubs, Showers, Kitchen, Family
- Fluorescent Lighting in Kitchen and Garage
- Light Fixture Allowance = \$1 x Living Square Footage
- Paddle Fan wiring in all Bedrooms, Lanai, Family Room
- 2 Flood Lights, 6 Phone jacks, 6 TV Jacks

PLUMBING:

- Elongated Bowl Toilets – White, Bone or Biscuit
- Delta Faucets – single lever in Chrome
- **Granite Vanity Tops with undermount lavs @ Bathrooms**
- **Cultured Marble Tub with Hydro Spa Jets in Master Bath**
- 5' Steel Tubs in Secondary Baths
- Laundry Tub in Utility
- 50 Gallon Electric Quick Recovery Water Heater
- Stainless Steel Undermount Kitchen Sink

ENERGY EFFICIENCY:

- Heat Pump with Energy Efficient 13.0 SEER rating with Computer-designed Insulated air ducts
- **Programmable Electronic Thermostat (Touchscreen)**
- R-30 ceiling insulation
- Clear Insulated double-pane window glass

ROOFING:

- **30-year Architectural Dimensional Shingles**
- **Steep 7 in 12 Roof Pitch**
- Vented Aluminum Soffit with 6" Fascia – 25 colors

CABINETS:

- **Designer Maple Cabinets with Granite Countertops in Kitchen; Choice of Door Style and Edge Profile**
- Thermofoil raised panel base Cabinets in Baths and Utility
- 14x24" Mirrored Door Medicine Cabinets
- Vanity Mirrors: Vanity Countertop width x 42" Height

DOORS AND TRIM:

- Exterior doors: raised panel steel with insulated core
- 6-8' tall Sliding Glass Doors to Lanai
- Interior Pre-hung and Bi-Fold doors: six-panel "Colonist" style w/ painted 2 1/2" Colonial Casing Trim
- **5 1/4" Tall baseboard moulding**
- Lever style locksets in Antique Nickel or Brushed Nickel
- Closetmaid Super-Slide Shelving in all Closets
- 16'x7' Steel Raised Panel Garage door with Operator

FINISHES:

- Ceramic Tile Floors in Kitchen, Nook, Foyer, Utility, Baths
- Ceramic Tile Walls in Showers and Standard Tubs to 8' ht.
- **Ceramic Tile Allowance = \$9 x Tiled Area Square Footage**
- **Carpet Allowance = \$20 Square Yard of other Living Area**
- **Six approved flooring showrooms to make selections at**
- DUROCK cement board backing Tub and Shower wall tile
- Knockdown stucco finish on exterior walls with stucco trim on front elevation

APPLIANCES:

- **Whirlpool Stainless Steel Appliances**
 - Glass Top Freestanding Range
 - 1.8 CF Space-saver Micro/Hood combo
 - Dishwasher
 - Garbage Disposal

** In the interest of continuing improvement, A.L. Milton Construction reserves the right to revise Plans and Specifications. Further options are available – consult a Sales Representative. **