

FEATURE SHEET



STRUCTURAL

- Reinforced 2500 psi concrete monolithic foundation slab
- Boracare termite treatment throughout
- Masonry exterior walls on first floor with reinforced concrete bond beams
- APA-rated OSB structural sheathing on roof and frame exterior walls
- Professionally-engineered roof and floor trusses with hurricane clips and bracing
- ¾" tongue-and-groove OSB sub-flooring
- Storm-rated, heavy-gauge steel raised panel garage door
- Recessed garage floor, sloped to garage door with ¾" recess
- Storm-rated windows and sliding glass doors
- Storm-rated fiberglass front entry door

PLUMBING

- Modular shower with embossed tile surround in Master Bath
- Modular tub/shower with embossed tile in 2nd baths
- Elongated commodes throughout
- Raised vanities in all bathrooms
- China sinks in bathrooms
- Chrome bathroom faucets throughout
- Pex system plumbing water lines
- 50-gallon water heater
- Icemaker line with shut-off valve
- Exterior hose hook-up for convenience
- Top load washer & dryer

ELECTRICAL

- Ceiling light fixtures throughout
- Lighted Pantries per plan
- Ceiling fan pre-wires in all Bedrooms and Family Room
- Telephone & cable pre-wires in 2 locations
- Battery-backup smoke detectors throughout

- Garage door opener
- Coach light pre-wires

MECHANICAL

- 14 SEER air conditioning system with heat pump
- Digital thermostat

ENERGY-SAVING MEASURES

- R-11 Fiberglass batt insulation in the wood-framed walls
- R-30 Fiberglass batt or blown insulation in ceiling
- R-4.1 Insulated masonry walls on exterior walls
- Double-glazed low E windows and sliding glass doors
- Radiant Barrier OSB roof sheathing

INTERIOR FINISHES

- 8'-8" ceilings on the 1st floor per plan
- 8'-0" high 2nd floor ceilings per plan
- "Portofino Roma" ceiling texture with "Fresh Mandarin" texture on all walls
- Two-coat interior paint application in Shell White
- 2-panel wood-grained flat top interior doors with 3 hinges
- Colonial 3-1/4" baseboard and 2-1/4" door casing throughout
- Brushed nickel interior door knobs
- Brushed nickel keyed entry lockset with deadbolt
- Painted garage interior
- Ceramic tile flooring in Foyer, Kitchen, Baths and Laundry
- Wall-to-wall carpet on 5# foam pad
- 2" faux wood white blinds on windows

EXTERIOR FINISHES

- High-style, coordinated exterior themes throughout the community
- Full textured stucco exteriors with raised decorative features
- Raised panel insulated fiberglass entry door
- Florida-Rated composite roof shingles
- Raised panel steel garage door with wood

grain texture

- Raised polymer shutters in accenting colors per plan
- Maintenance-free vented soffit with aluminum fascia
- Full-coverage lawn with drought/pest/fungus-resistant sod
- Automatic lawn sprinkler system for front of lot with rain gauge
- Professionally-designed tropical landscape package
- Slip-resistant concrete driveway and walkways
- Patio or covered lanai (per plan)

KITCHEN

- Self-cleaning smooth top electric range
- Over the range microwave/vent
- Built-in dishwasher
- Side by side refrigerator
- Premium flat paneled cabinets in Kitchen and Baths
- Coordinating laminate countertops in Kitchen and Baths
- Double compartment stainless steel sink
- Chrome kitchen faucet with side spray
- Undersink 1/3 hp garbage disposal

QUALITY ASSURANCE

- Exceptional financing that fits your budget
- Quality assurance inspection prior to closing to ensure the quality of your new Express Homes Home
- Personalized New Homeowner Orientation
- The peace of mind of a 10-Year RWC warranty to protect your investment

COMMUNITY

- Underground utilities
- Municipal Water & Sewer
- Private Homeowner's Association with Protective Covenants & Restrictions

