



# KEYSTONE

H O M E S

## *Beach Haven Standard Features*

### FEES & SURVEYS

- Building Permit Fee
- Beach Haven ARB Architecture Review Fees
- Beach Haven Construction Deposit
- Surveys Included: Boundary, Hub & Tack, Foundation & Final

### INSURANCE & WARRANTIES

- Builders Risk with Wind Coverage
- Liability and Workman's Comp
- 2 Year Builder Warranty (Everything except landscaping 1 year and Touch Up Paint)
- 10 Year Bonded Builder Structural Warranty
- A/C Compressor – 5 Years
- Appliances – 1 Year

### SITE WORK

- \$ 4,000 Lot Preparation Allowance – Clear, fill and pad grade
- Roadside Culvert (if required)
- Final Grade
- All Concrete Will Be 3000 PSI With Fibermesh
- Brick Paver Driveway, Walkway and Patios/Lanai's (Except on Alleyways)
- Termite Bond – 1 Year Renewable
- \$ 8,000 Landscaping Allowance

### FOUNDATION, WALLS & INSULATION

- Steel Reinforced Stemwall Foundation
- Continuous Concrete & Steel Tie Beam
- Concrete Block Exterior Walls First Floor
- ½" Stucco "Float" Finish with Solid Concrete Bands Around All Windows and Doors First Floor and Hardie Board Siding Second Floor
- Exterior Porch Floors To Be Dried In With DuraDeck
- Cedar Balusters and Railing Per Plan
- Elevated Exterior Walls to Receive Sherwin Williams Loxon XP Paint
- Icynene Spray Foam Insulation Over Living Area (Roof decking)
- Corefill 500 Injected Spray Foam in the Exterior Block Walls
- CWS -Vinyl Framed, Impact Glass, Low E windows
- Solid Surface Window Sills
- Shingle Roof with Metal Accents Per Plan
- Garage To Have Struck Joints With A Knockdown Texture Directly Applied to The Block
- 140 MPH Wind Rated Garage Doors Per Plan
- Linear 1/2 HP Belt Driven Garage Door Opener(s) per plan
- Garage Floor to Have Epoxy Finish

### INTERIOR WALLS & CEILINGS

- Interior Designer to Manage Selections
- Interior Walls to be Drywall with Choice of Orange Peel or Knockdown
- Interior Walls to Receive One Coat of Prep-Rite 200 Tinted Primer and One Coat of No VOC ProGreen 200 or Equivalent
- Ceiling Treatments Per Plan with Bead Board Accents
- Ceiling Heights Per Plan
- Decorative Columns & Niches Per Plan

### A/C, PLUMBING, & ELECTRIC

- Trane 15 Seer, Variable Speed HVAC Units with Humidistat Control
- Ducted Returns
- 80 CFM Quiet Sone Bathroom Ventilation Fans
- AO Smith Hybrid Hot Water Heater
- \$2,500 Light Fixture Allowance
- Décor Light Switches
- Under Cabinet Lighting
- Structured Wiring Package w/ 6 Phone Jacks, 5 Cable Jacks & 1 Multi Media Outlet
- Uponor Aqua Pex Water Supply Lines

### APPLIANCES, CABINETRY & MILLWORK

- \$ 5,000 Appliance Allowance
- Designers Choice Maple Cabinetry in Bathrooms with Plywood Boxes
- Southern Stone in Kitchen with Dove Tailed Drawers
- 42" Upper Cabinets with Crown Molding and Light Shield
- Soft Close Doors and Drawers
- Level A Granite Counter Tops with Stainless Under Mount Sink and Tiled Backsplash
- 8' Solid Core Riverside Doors or Equivalent
- Kwik-Set Dorian Lever Hardware In Any Finish
- 5 1/2" Eased Edge Baseboard or Equivalent
- 3" Eased Edge Door Casing
- 7" Finger Joint Crown Molding In All Main Living Areas And Master Suite. 5 1/4" Crown Molding In Coffers
- Stained Wood Shelving In All Closets and Pantry
- Stairs To Be Carpeted
- Painted Bead Board Wainscot in The Dining Room

### FLOORING & SHOWER FINISH

- \$ 3 a Sq. Ft Tile Material Allowance For All Main Living Area Floors and Bathrooms
- Crack Suppressant Under All Tile Installed On First Floor
- Hardi – Backer Board or Equivalent Used Under All Second Story Tile
- \$ 20 Per Yard Allowance for All Carpeted Rooms
- \$ 4 a Sq. Ft. Tile Material Allowance For All Shower Walls and Tub Deck
- All Tiled Corners Are To Be Color Match Caulked, Not Grouted

### BATHROOMS

- Designer's Choice Maple Cabinetry with Plywood Boxes
- Dove Tailed Drawers
- Soft Close Doors and Drawers
- Level A, B, or C Remnant Granite Counter Tops
- Moen Eva, Method, or Brantford 8" Spread Faucets In Any Finish
- Kohler Under Mount Sinks
- Sterling, Raised Height, Dual Flush Elongated Toilets
- Non -Jetted Drop In Soaker Tub
- 30 x 42 Beveled Edge Mirrors Over Each Sink

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