



INCLUDED FEATURES

James Farms 50's & 70's

ENERGY EFFICIENCY

- Foil-backed OSB roof sheathing
- **Honeywell** Programmable thermostat
- Energy efficient **Lennox** heat pump sized per plan
- R-30 **Owens Corning** overhead insulation in living area
- R-11 **Owens Corning** insulation in garage “marriage” wall
- R-4.1 **Fi-Foil** exterior walls
- Continuous ventilated energy efficient soffit
- Insulated duct work
- Adjustable vents in each room
- Air balancing vents over doorways or “Jumper Vents”, per plan

KITCHEN

- **Frigidaire** stainless range
- Stainless recirculating range hood
- **Frigidaire** stainless dishwasher
- **Master Brand** wood cabinets
- Hidden hinges on all cabinet doors
- Heat resistant, formica countertops
- Stainless steel kitchen sink with single-lever handle, pull-out faucet
- Recessed ice maker line with shut off valve
- **Insinkerator** garbage disposal

BATHROOMS

- Tiled, walk in shower Owner’s Bath
- Optional, or included, separate Garden Tub in Owner’s Bath, per plan
- 36” raised vanities with wood cabinets
- Lighting over vanities
- Easy-clean **Sterling** fiberglass surround tubs, per plan
- Drop-in porcelain sinks
- Elongated toilets in baths
- Cement backerboards in bathroom wet areas

INTERIOR FEATURES

- Designer colonial door casings, per plan
- White framed, double-pane Low-E windows with Screens
- 5’ x 6’8” or 6’ x 8’ smooth opening sliding glass door, per plan
- Arch-top colonial interior doors and bi-fold closet doors
- Decorative **Kwikset** nickel, lever interior & exterior door hardware
- Knockdown finish on interior walls and ceilings with 2 coats of **Sherwin Williams** paint
- Ventilating shelving in closets and pantry
- Wood backing for drapery rods on all windows and sliding glass doors
- Attic access in garage

EXTERIOR FEATURES

- Designer elevation choices with designer color scheme selections
- 2 coats of exterior, acrylic, fade-resistant **Sherwin Williams** paint with 5-yr warranty
- Covered Lanai (with water resistant drywall ceilings) or Concrete Patio, per plan
- Secure fiberglass front door with dead bolt
- Steel overhead paneled garage door with garage door opener prewire
- Low-maintenance dent and chip resistant fascia
- Concrete driveway, and concrete walkway from driveway to covered entry
- Landscaping Package
- Sodded home site, per community
- 1st Pest Prevention treatment

ELECTRICAL / PLUMBING

- 3 TV outlets
- 2 USB Charging Stations
- 2 phone pre-wires
- 3 outside waterproof duplex receptacles
- 2 outside hose connections
- Recessed lighting in kitchen
- Fan pre-wires in all bedrooms, formal living room, great room and lanai
- Light in attic space
- GFI receptacles where required
- 200 Amp Service
- Exhaust fans in baths, per plan
- Door chime with lighted button
- **AO Smith** 40 or 50 gallon quick-recovery water heater (natural gas available in select communities)
- Recessed washer and dryer connections

STRUCTURAL AND ROOF

- Trusses anchored with hurricane straps and secured to exceed wind code
- Hurricane engineered roof trusses
- 6/12 roof pitch
- 30 Year **GAF** Architectural Shingles, or 25-Year **GAF** self-sealing, mildew resistant shingles, per community
- Framing treated with **Bora Care** termite spray
- 7/16 oriented strand board sheathing using hurricane code nailing patterns
- Plans certified by engineer to meet or exceed building code
- 8 x 16 masonry block walls
- Fiber enforced 4-inch concrete floor slab
- 6 mil. vapor barrier under slab
- 8 x 16 reinforced concrete footer
- Reinforced sheer walls per wind code
- 1” x 2” Pressure treated wood on interior of block walls
- Pressure-treated lumber where wood touches concrete

MISC FEATURES

- **2-10 Home Buyers** home warranty
- All Permits Included (ask about permits for building “On Your Own Lot”)

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INCLUDED FEATURES

James Farms 80's

ENERGY EFFICIENCY

- Foil-backed OSB roof sheathing
- Smart Thermostat
- Energy efficient **Lennox** heat pump sized per plan
- R-30 **Owens Corning** overhead insulation in living area
- R-11 **Owens Corning** insulation in garage “marriage” wall
- R-4.1 **Fi-Foil** exterior walls
- Continuous ventilated energy efficient soffit
- Insulated duct work
- Adjustable vents in each room
- Air balancing vents over doorways or Jumper Vents in master
- Smart light switches

KITCHEN

- **Frigidaire** stainless range
- Stainless recirculating range hood
- **Frigidaire** stainless dishwasher
- **Master Brand** wood cabinets
- Hidden hinges on all cabinet doors
- Stainless steel kitchen sink with single-lever handle, pull-out faucet
- Recessed ice maker line with shut off valve
- Granite countertops
- 18 x 18 tile
- **Insinkerator** garbage disposal

BATHROOMS

- Tiled, walk in shower Owner's Bath
- Optional, or included, separate Garden Tub in Owner's Bath, per plan
- 36" raised vanities with wood cabinets
- Lighting over vanities
- Easy-clean **Sterling** fiberglass surround tubs, per plan
- Drop-in porcelain sinks
- Granite countertops
- 18 x 18 tile
- Elongated toilets in baths
- Cement backerboards in bathroom wet areas

INTERIOR FEATURES

- Designer colonial door casings, per plan
- White framed, double-pane Low-E windows with Screens
- 5' x 6'8" or 6' x 8' smooth opening sliding glass door, per plan
- 2 panel square top doors and bi-fold closet doors
- Decorative **Kwikset** nickel, lever interior & exterior door hardware
- Orange Peel finish on interior walls and ceilings with 2 coats of **Sherwin Williams** paint
- Ventilated shelving in closets and pantry
- 18 x 18 tile in wet areas
- Wood backing for drapery rods on all windows and sliding glass doors
- Attic access in garage

EXTERIOR FEATURES

- Designer elevation choices with designer color scheme selections
- 2 coats of exterior, acrylic, fade-resistant **Sherwin Williams** paint with 5-yr warranty
- Covered Lanai (with water resistant drywall ceilings) or Concrete Patio, per plan
- Secure fiberglass front door with dead bolt
- Steel overhead paneled garage door with garage door opener prewire
- Low-maintenance dent and chip resistant fascia
- Concrete driveway, and concrete walkway from driveway to covered entry
- Landscaping Package
- Sodded home site, per community
- 1st Pest Prevention treatment
- Irrigation system with timer
- Coach lights

ELECTRICAL / PLUMBING

- 3 outside waterproof duplex receptacles
- 1 ethernet port
- 2 outside hose connections
- Recessed lighting in kitchen
- Fan pre-wires in all bedrooms, formal living room, great room and lanai
- Light in attic space
- GFI receptacles where required
- 200 Amp Service
- Exhaust fans in baths, per plan
- Door chime with lighted button
- **AO Smith** 40 or 50 gallon quick-recovery water heater (natural gas available in select communities)
- Recessed washer and dryer connections
- Smart doorbell
- Garage door opener with 2 remotes

STRUCTURAL AND ROOF

- Trusses anchored with hurricane straps and secured to exceed wind code
- Hurricane engineered roof trusses
- 6/12 roof pitch
- 40 CertainTeed Architectural Shingles
- Framing treated with **Bora Care** termite spray
- 7/16 oriented strand board sheathing using hurricane code nailing patterns
- Plans certified by engineer to meet or exceed building code
- 8 x 16 masonry block walls
- Fiber enforced 4-inch concrete floor slab
- 6 mil. vapor barrier under slab
- 8 x 16 reinforced concrete footer
- Reinforced sheer walls per wind code
- 1" x 2" Pressure treated wood on interior of block walls
- Pressure-treated lumber where wood touches concrete

MISC FEATURES

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INCLUDED FEATURES

James Farms 100's

ENERGY EFFICIENCY

- Foil-backed OSB roof sheathing
- Smart Thermostat
- Energy efficient **Lennox** heat pump sized per plan
- R-30 **Owens Corning** overhead insulation in living area
- R-11 **Owens Corning** insulation in garage “marriage” wall
- R-4.1 **Fi-Foil** exterior walls
- Continuous ventilated energy efficient soffit
- Insulated duct work
- Adjustable vents in each room
- Air balancing vents over doorways or Jumper vents in master
- Smart light switches

KITCHEN

- **Frigidaire** stainless range
- Stainless recirculating range hood
- **Frigidaire** stainless dishwasher
- **Master Brand** wood cabinets
- Hidden hinges on all cabinet doors
- Stainless steel kitchen sink with single-lever handle, pull-out faucet
- Recessed ice maker line with shut off valve
- Granite countertops
- 18 x 18 tile
- **Insinkerator** garbage disposal

BATHROOMS

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- Ventilated shelving in closets and pantry
- 18 x 18 tile in wet areas
- Wood backing for drapery rods on all windows and sliding glass doors
- Attic access in garage

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- Secure fiberglass front door with dead bolt
- Steel overhead paneled garage door with garage door opener prewire
- Low-maintenance dent and chip resistant fascia
- Paver driveway, and paver walkway from driveway to covered entry
- Landscaping Package
- Sodded home site, per community
- 1st Pest Prevention treatment
- Irrigation system with timer
- Side load garage
- Coach lights

ELECTRICAL / PLUMBING

- 3 outside waterproof duplex receptacles
- 1 ethernet port
- 2 outside hose connections
- Recessed lighting in kitchen
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