



# Barcelona Standard Features

## Fees & Surveys

- ✦ Building Permit Fee
- ✦ Architectural Review Fees if applicable

## Insurance & Warranties

- ✦ Builders Risk and Liability Insurance
- ✦ Homeowner Warranty – Ten year warranty
- ✦ Roof Shingles - Thirty-year warranty
- ✦ A/C Compressor Parts - Five year warranty
- ✦ Appliances – One year warranty

## Grounds

- ✦ Lot preparation – up to \$4,000 (clear/fill/grade)
- ✦ Soil pre-treated with one-year renewable termite bond
- ✦ Landscaping - Up to \$8,000 allowance
- ✦ Concrete driveway and 3' walkway to entry with paver accents
- ✦ Removal of construction debris

## Outdoors & Garage

- ✦ Covered rear porch
- ✦ Raised panel steel garage door
- ✦ Garage door opener with two remotes
- ✦ Pull down attic stairs above garage, with storage area
- ✦ Air conditioned storage room off garage
- ✦ Energy Miser 50-gallon water heater
- ✦ Three hose bibs

## Foundation, Walls, & Insulation

- ✦ Steel reinforced monolithic 3,000 psi concrete foundation
- ✦ Continuous concrete and steel tie beam
- ✦ Concrete block exterior walls
- ✦ Cementitious textured exterior walls with choice of colors
- ✦ R-30 insulation in living area ceilings
- ✦ 3/4" Tuff R foam insulation in exterior walls
- ✦ Insulated windows throughout
- ✦ Insulated Fiberglass exterior doors

## Roofing

- ✦ Vinyl soffits and aluminum fascia
- ✦ Fungus resistant 30-year architectural roof shingles
- ✦ Professionally engineered roof system
- ✦ Continuous roof ridge vent system
- ✦ Added clips, anchors and fasteners to meet 120 mph code

## Interior Walls & Ceilings

- ✦ Interior walls, orange peel drywall
- ✦ Walls - two coats of latex paint
- ✦ Round drywall corners in traffic areas
- ✦ Architectural columns and arches in interior
- ✦ Interior ceiling, spray finish or knockdown texture
- ✦ 10' and 12' ceilings throughout with accents
- ✦ Special ceiling effects
- ✦ Stepped ceilings: Master Bedroom, Living Room, Foyer, Dining Room

## Electrical

- ✦ Light fixtures
- ✦ Decorator style switches
- ✦ Great Room, Den, all Bedrooms pre-wired for cable television outlets
- ✦ Pre-wired for ceiling fans in all Bedrooms
- ✦ Ceiling fan in Master Bedroom and Living Room

## Appliances

- ✦ Deluxe smooth top sWhirlpool stainless steel range, and stainless steel range microwave
- ✦ Dishwasher
- ✦ Washing machine hook-up
- ✦ Dryer hookup vented to exterior

## Cabinetry & Countertops, Woodwork & Wood Doors

- ✦ Custom raised panel cabinets in Kitchen and Baths
- ✦ Raise six-panel or classique interior doors
- ✦ Interior door height to be 8'
- ✦ Kwik-set hardware in choice of finish
- ✦ Deadbolts on all exterior doors
- ✦ Colonial trim and baseboard

## Flooring

- ✦ Carpet installed: \$15.00 per square yard allowance
- ✦ Upgraded European tile in Foyer, Kitchen, Nook, Laundry Room, Bathrooms

## Bedrooms & Bathrooms

- ✦ Special custom-designed Master Bedroom walk-in closet
- ✦ Ventilated vinyl coated shelving in closets
- ✦ Water saver shower heads
- ✦ Exhaust fans in toilet areas
- ✦ Plate glass mirrors in Bathrooms