



**Structural Integrity**

Concrete foundations with welded wire mesh reinforcement  
Masonry block walls on first floor with reinforced concrete bond beam  
Full exterior cementitious finish  
Bora Care termite treatment  
Professionally engineered roof trusses with hurricane clips & bracing  
Wood framing on interior load bearing walls  
Oriented strand board roof sheathing  
Heavy gauge high steel garage doors with electric remote openers  
Certainteed Designer Series dimensional shingle (choice of color)

**Exterior Features**

Sherwin Williams® quality exterior paint with  
complimenting trim & raised bands  
8' raised panel entry door  
Two exterior electrical outlets  
Two exterior hose bibs  
Pre-wire coach lights on garage front  
Fully sodded homesite with Bahia sod  
Custom landscape package  
Decorative mailbox

**Interior Features**

Impressive 9'4" ceilings heights - first floor  
Two panel interior doors  
Large sliding glass doors  
Decorative arched entryways  
Textured Spanish Lace ceiling finish  
Textured Orange peel wall finish  
18" X 18" ceramic tile INCLUDED in  
Master & Secondary Baths, Laundry Room (*per plan*)  
5 1/4" Style baseboards on first floor  
Marble window sills  
Walk-in Master Closets  
Washer & Dryer Hook Up  
Vinyl lined vented closet shelving  
High quality stain resistant plush carpet with 6 lb. carpet pad  
In wall pest defense tubing system

**Energy Efficient Measures**

Energy efficient heating & air conditioning system, 14-seer heat pump  
Balanced air flow through return air conduits throughout home  
Digital thermostat with multiple settings  
R-50 blown or batt insulation over all living areas  
R-4.2 foil vapor lock insulation in all exterior block walls  
52 gallon energy efficient hot water heater  
Thermal sealant around all windows & exterior doors  
Vinyl vented soffit & offset ridge vents for attic ventilation

**Electrical Features**

Designer lighting package in  
Breakfast Nook, Master & Secondary Baths  
Rocker style light switches  
Ceiling fan pre-wiring in Family Room,  
Master & Secondary Bedrooms  
Cat 5 telephone pre wiring in Kitchen,  
Master & Secondary Bedrooms  
RG6 cable pre-wiring in Family Room, Living Room,  
Master & Secondary Bedrooms  
Hard wired security system & key pad  
Smoke detectors with battery backup

**Gourmet Kitchen Features**

Birch cabinets with choice of stain  
Large pantry with ventilated shelves (*per plan*)  
Granite counter tops with choice of color  
Moen® Chrome faucet  
Recessed can lighting  
Whirlpool® Stainless Steel Appliances  
Smooth top, self cleaning Freestanding Range  
Built-in Dishwasher  
Built-in Microwave with overhead vent  
1/3 hp garbage disposal  
Ice maker water supply line

**Master Bathroom Features**

Garden tub with walk-in separate shower (*per plan*)  
Moen® Chrome faucets  
Shower glass enclosure  
Elongated 1.6 gallon water saver commodes  
Elegant tile on tub deck & shower wall  
Ceramic tile on floor  
Wood cabinetry

**Secondary Bathroom Features**

Ceramic tiled shower  
Premium porcelain lavatory  
Moen® Chrome faucets  
Pedestal sinks in powder bath  
Elongated 1.6 gallon water saver commodes  
Wood cabinetry

**Quality Assurance**

Shimberg Homes 1 Year Warranty  
Centricity 10 Year Home Warranty  
Pre-Construction owner's orientation to review  
Quality of workmanship & materials  
Pre-drywall owner's meeting  
Pre-Closing orientation & demonstration of new home