



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 8' high steel garage doors with door opener, two remotes
 Certainteed Designer Series dimensional shingle
 Spacious truss covered lanai with ceiling fan pre-wire

Exterior Features

Quality exterior paint with complimenting trim
 8'0" raised panel fiberglass entry door
 Double pane Low E impact aluminum windows
 Two exterior electrical outlets (minimum per plan)
 Two exterior hose bibs
 Coach lights on garage front
 Multi-zoned sprinkler system with automatic timer & rain gauge
 Designed landscape package
 Fully sodded homesite with St. Augustine sod
 Pavers on front porch
 Decorative mailbox
 Pre-plumb gas stub out for future exterior grill

Interior Features

9'4" ceilings heights on first floor, 9' on second floor
 8' tall French doors
 Textured Spanish Lace ceiling finish
 Textured Orange peel wall finish
 5 1/4" baseboards in all areas
 Air conditioning vents in master walk-in closets
 Vinyl lined vented closet shelving
 High quality stain resistant carpet in bedrooms and stairs
 8' two panel smooth finish decorative doors on 1st floor,
 6'8" on second
 Thumb levered entry door hardware with deadbolt lock
 Brushed Nickel finish knobs & hinges on all doors
 In wall pest defense tubing system
 Wood frame windows & sills, 1st floor. Wood sills only 2nd floor
 Luxury Vinyl 1st floor minus bedrooms and baths

Clearfield Series

Energy Efficient Measures

Dual zoned energy efficient heating & air conditioning systems,
 14-seer heat pump
 Digital thermostat with multiple settings
 R-30 blown or batt insulation over all living areas
 R-4.2 foil vapor lock insulation in all exterior block walls
 Tankless gas 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 Master & Secondary Baths
 Rocker style light switches
 Ceiling fan pre-wiring in Family Room, Living Room, Lanai, Master &
 Secondary Bedrooms
 Centralized structural wiring panel
 Cat6 telephone pre wiring—All bedrooms, family room, loft & study
 RG6 cable pre-wiring—All bedrooms, family room, loft & study
 Smoke detectors with battery backup
 Security System & key pad with sensors on all exterior openings

Gourmet Kitchen Features

Breakfast Nook in all plans
 42" Upper Maple cabinets with soft close doors & drawers
 Built in pull out double trash can in island
 Finished wood island wrap on back
 Level I Quartz counter tops with standard edge (choice of color)
 Stainless Steel Undermount Sink
 Moen® Chrome faucet
 Recessed can lighting
 Decorative tile backsplash
 Whirlpool® Stainless Steel Appliances
 Built-in microwave
 Built-in dishwasher
 Slide in gas range with stainless steel hood
 1/3 hp garbage disposal
 Ice maker water supply line

Master Bathroom Features

Free standing tub with walk-in shower
 Moen® Chrome faucets
 Shower glass enclosure
 Elongated 1.6 gallon water saver commodes
 Elegant level II tile on floor & shower wall
 Level I Quartz counter tops with standard edge (choice of color)
 Elevated vanities
 Wood cabinetry with multiple drawer space

Secondary Bathroom Features

Elegant level II shower tile (choice of color)
 Premium porcelain lavatory
 Moen® chrome faucets
 Pedestal sinks in powder bath
 Elongated 1.6 gallon water saver commodes
 Elevated vanities
 Wood cabinetry with multiple drawer space

Quality Assurance

Shimberg Homes 1 Year Warranty
 Maverick 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