



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 garage 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 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
Textured acrylic entryway
Decorative mailbox

Interior Features

Dramatic ceilings heights per plan
Large sliding glass doors
Decorative arched entryways throughout the home
Textured Spanish Lace ceiling finish
Textured Orange peel wall finish
Ceramic tile INCLUDED in
Foyer, Kitchen & Breakfast Nook, Master & Secondary Baths
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
Two panel smooth finish decorative doors
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, first floor

Energy Efficient Measures

Two energy efficient heating & air conditioning systems,
14-seer heat pump
Balanced air flow through return air conducts throughout home
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
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 Foyer, Master & Secondary Baths
Rocker style light switches
Ceiling fan pre-wiring in Family Room,
Living Room, Lanai, Master & Secondary Bedrooms
Centralized structural wiring panel
Cat 5 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
Large pantry with ventilated shelves
LV1 Granite counter tops with standard edge
Stainless Steel Undermount Sink
Moen[®] Brushed Nickel faucet
Recessed can lighting
Decorative tile backsplash
Whirlpool[®] Stainless Steel Appliances
Built-in microwave vented to exterior
Built-in dishwasher
Double wall oven with separate cook top
1/3 hp garbage disposal
Ice maker water supply line

Master Bathroom Features

Stand alone tub with walk-in separate shower
Moen[®] Brushed Nickel faucets
Shower glass enclosure
Elongated 1.6 gallon water saver commodes
Elegant tile on bath floor & shower wall
LV1 Granite counter tops with standard edge
Elevated vanities
Wood cabinetry with multiple drawer space

Secondary Bathroom Features

Ceramic tiled shower
Premium porcelain lavatory
Moen[®] Brushed Nickel 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
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