Spec Level: Modified Townhomes	Park Square Homes					
	Brixton Townhomes					
Division 1-Community*	Level 1 Specs	Finish / Color	Brand Name	Model #	Location	Notes:
Block Wing Walls	N/A	N/A	N/A	N/A	N/A	
Coach Lights	Standard Kichler Exterior Fixture Package	Black	Kichler	Standard	Front / Rear Elevation - per plan	
Community Fencing Specs	Standard Privacy	White Vinyl	N/A	N/A	Per Plot Plan	
Exterior Decorative Railing Material (Treated material, HB & G, or PVC)	N/A	N/A	N/A	Per Plan	N/A	
Fascia/Soffit	6" Aluminum over 2x6 Sub-Fascia	White	Alpha Alum. - Kaycan	FL16544	Soffit/Fascia	
Garage Door	Short Panel	Per Color Scheme	Clopay		Garage	FL TH Only: 'Glass Inserts non-Impact
Gas or Electric	Electric	N/A		N/A	Per Plan	Electric Meter - Meter Banks Each End
Windows	Low E	Vinyl / White	Plygem	1500	Window Openings Per Plan	SGD - Plygem Alum.
Gutters	Standard (6")	Match Fascia/Soffit Color	N/A	N/A	N/A	Front Entry Area Only
Hot Water Heater	Electric	White	A. O. Smith or Equal		Per Plan	50 Gallon
House Number Type	4" Plastic	Black	N/A	N/A	Above Garage Door - Centered	
Landscape Budget	TBD	N/A	N/A	N/A	N/A	Budget
Mail Box	Cluster Boxes	Per USPS	N/A	N/A	Per Site Plans	
Mono or Stemwall Foundation	Monolithic	Grey	2500 regular with fibermix slab/no fibremix for stemwall	Per Vendor	Slab	
Roof Type (Shingle, Metal, Tile)	Dimensional Shingle	WeatherWood	IKO	Cambridge	Roof	
Separate Irrigation Meter (Standard / Optional)	N/A	N/A	N/A	N/A	Per Site Plans	
Sewer or Septic	Sewer	N/A	N/A	N/A	N/A	
Cable & Internet	Coax	N/A	TBD	TBD	N/A	

*Market Exceptions	Specs	Finish / Color	Brand Name	Model #	Location	Notes:
Flooring Wet Areas and Foyer	Level - 1	Milan TGK09/500	Shaw	17" x 17"	All 1st Fl & wet areas except bds/loft/stairs	
Flooring Non Wet Areas	Level - 1 Carpet	Collier Peak HGR01/522	Shaw		Bedrooms, Loft and Stairs	5.5lb 7/16 Rebond Pad
Wall Tile Master Bath	Level - 1	Milan TGK09/500	Shaw	13" x 13"	Shower Wall Height 7' AFF	
Lighting - Flush Mount LED Throughout	Standard	White			Throughout	
Countertops - Quartz	Standard	Sugar White	Quartz 2cm	N/A	Kitchen and Baths	
Tubs - Secondary Bath	Sterling	White	Medley	71370120/10	Secondary Baths	Pre-Fab Units
Pendant Light Pre-Wires	STD - QTY (2)	N/A	N/A	N/A	Kitchen Island	Pre-Wire Only

Smart Home Package, includes: Z-wave Front Door Smart Lock® 620, (1) Z-wave Thermostat, (2) Z-wave Switches and Skybell doorbell.	Standard	NA	NA	NA	Per Package	
Blinds	Standard	White	2" Faux Wood	Per Selection	Operable Windows (Whole House)	PVC Verticals included

Market Exceptions are items that deviate from the spec level defined and also shown below in BOLD

Division 2- Exterior

Sod	St. Augustine	N/A	N/A	N/A	Lot Boundaries per Survey	
Irrigation	Standard	N/A	Timer - RainBird	Std	Lot Boundaries per Survey	Whole Yards
Termite Protection with bond	Borate	N/A	Nisus	Bora-Care	Applied 24" Up on 1st Floor Walls	
Exterior Balcony Floor Finish	N/A	150 Himalaya	Shaw	18" x 18"	Exterior	Per Plan
Stucco	Per Plan	Knockdown Finish	N/A	N/A	Exterior	Smooth Finish on Stucco Bands
Cementious Coating Banding on Sides and Rear Elevations	Standard	Size Per Plan	N/A	N/A	Windows and Doors	
Siding	Per Plan	Per Color Scheme	James Hardie (or approved equivalent)	Exposure Per Plan Details	Exterior of Home	
Exterior Base and Trim Grade Paint	Acrylic	(1) Coat Acrylic Primer and (1) Coat Acrylic High Build Top Coat	Florida Paints	Primer - 3865 SunFlex Top Coat - 1800 SunFlex	Exterior	

Division 3-Concrete

Front or Rear Driveway, Lead Walk, Finish	Pavers	Granite (90º Herringbone)	Tremron (or approved equal)	4 x 8 Brick	Front Driveway-per plan, Lead Walk- 3' wide per plan	No Apron or Sidewalk
Front Entry Finish	Pavers	Granite (90º Herringbone)	Tremron (or approved equal)	4 x 8 Brick	Front Entry	
Rear Lanai Finish	Pavers	Granite (90º Herringbone)	Tremron (or approved equal)	4 x 8 Brick	Rear Lanai or Courtyard-Per Plan (Includes Rear Stoops)	Patio (if applicable)
Optional Garage Service Door Concrete Stoops	N/A	Grey	2500 psi	N/A	Garage Service Door	N/A

Division 6-Framing

Balcony Deck	N/A	3/4" T&G Marine Plywood				Sealed with Vulkem or SealoFlex CT (or approved equal)
Floor Decking	3/4" T&G OSB.	N/A	Huber	4x8 Advantech w/adhesive spray	On Top of Floor Trusses	
House Wrap	N/A- See Wall Sheathing	N/A	N/A	N/A	N/A	N/A
Interior Framing Walls (wood)	Wood Framing	N/A	Varies	2"x4" (1 1/2 x 3 1/2) #2,spruce interior, PT bottom plates, Yellow Pine-engineering	non load bearing walls 24" O.C., load bearing walls 16" O.C. unless noted otherwise	
Roof Decking	19/32" OSB for Metal and Tile Roof, 7/16" OSB for Shingle	N/A	Varies	4x8 Sheets	Roof	
Wall Sheathing	7/16" ZipWall	N/A	Varies	4x8 Sheets	All Framed Exterior Walls	

Division 7-Exterior Framing

Block Wall Insulation	R 4.1	brown	Fifoil	N/A	Exterior Block Walls	
Ceiling Insulation	R-30	Batt/Blown			Ceiling	
Frame Wall Insulation	R-11/R-19	Brown Kraft Paper Batts			Exterior Frame Walls and Garage common wall	
Trusses	Per Plan	N/A		per plan	Roof/2nd or 3rd Floor	

Division 8-Windows, Garage Doors

Garage Door Opener Pre-wire	Standard	N/A	N/A	N/A	Garage Ceiling	
Garage Door Operator on All Bays	Standard		N/A	N/A	N/A	
Glass Block in Kitchen Per Plan	N/A	N/A	N/A	N/A	N/A	
Sliding Glass Doors	Low E Aluminum	Per Community Sheet	Per Community Sheet	Per Community Sheet	Per Community Sheet	Per Community Sheet
Windows	Low E Aluminum or Vinyl (See Comm. Sheet	Per Community Sheet	Per Community Sheet	Per Community Sheet	Per Community Sheet	Per Community Sheet

Division 9-Interior Finish

BaseBoard trim	3 1/4" Colonial	Shell White Semi-Gloss	Florida Paints	Primer 2700 Pro-Edge/ Finish 2230 SunHide	N/A	
Bath Accessories (Towel Bars, Toilet Paper Holders, Soap Dish)	Opt	Chrome	Moen	Contemporary	All Bathrooms	
Ceiling Finish (Texture)	Knock Down	Shell White Latex Flat	Florida Paints	2800 Quik-Kote	Ceiling	Per plan, 1x4 flat stock applied molding
Crown Molding	N/A	N/A		N/A	N/A	
Wallboard at Wet Areas	Denshield or Equal				Behind all tub/shower tile areas	
Entry Door Hardware	Bellview Entry Handleset with Z-Wave 620 Lock	Satin Nickel	Kwik Set	Bellview /620 Deadbolt	Front Door	
Interior Door Hardware	Tylo	Satin Nickel	Kwik Set	Knob	Interior Doors	
Door Hardware - Peep Sights	Included on Entry Doors with No Sidelites or Lites	N/A	N/A	N/A		
Door Hinges - Exterior Doors	Crash Chains Required on All Outswing Doors NOT Under Roof	To match hardware finish selection	N/A	N/A	All Standard & Optional Exterior Doors	
Door Hinges - Interior Doors	Interior Hinges, Per Plan	To match hardware finish selection	N/A	N/A	Interior Doors	
Door Stops - Interior Doors	Spring Stop/ Door Guard Hinge Stops as Required	To match hardware finish selection	N/A	N/A	On Baseboard behind the Door Or Top Hinge	
Drop Zones	N/A	Painted White Trim Materials	N/A	N/A	Per Plan	
Entry Door	6 Panel Smooth Fiberglass Painted (8' Entry Doors)	Per Color Scheme	Therma Tru	Smooth Star	Front Door	
Exterior French Doors on Lanai or Balcony	N/A	N/A	N/A	N/A	N/A	
Exterior Pool Bath Door	N/A	N/A	N/A	N/A	N/A	
Fireplace	N/A	N/A	N/A	N/A	N/A	
Flooring - Master Bath Shower Floors	Front Load - N/A	White	Sterling	Prefab Shower Pan	Shower Floors	Sterling Prefab shower pans for Front Load
Flooring- Non Wet Areas	**Level 1 Carpet**	**Collier Peak HGR01/522**	**Shaw**	**Collier Peak**	**Bedrooms, Loft and Stairs**	**5.5lb 7/16 Rebond Pad**
Flooring -Secondary Bath Shower Floors	Front Load - N/A	N/A	N/A	N/A	N/A	

Flooring- Wet Areas and Foyer	Level - 1	Milan TGK09/500	Shaw	17" x 17"	All 1st Fl & wet areas except bds/loft/stairs	
Floor Tile Underlayment	Crack Suppression	N/A	Pro-Flex		All Tile Floor Areas	
Garage - Floor	Finished concrete	Float finish	N/A	N/A	N/A	
Garage Block Walls (Inside Garage)	Painted	Shell White Latex Flat	Florida Paints	2700 Pro-Edge Latex	N/A	
Garage Ceiling	5/8" Drywall with Knockdown Texture	Shell White Latex Flat	Florida Paints	2800 Quik-Kote	Ceiling	Type "X" if Living Space Above
Garage to House Door	Solid Core 6-Panel	Shell White Semi-Gloss	Colonist Masonite	Solid Core	Per Plan	
Garage Side Service Door Per Plan	N/A	N/A	N/A	N/A	Garage	
Interior Door Casing	2-1/4" Colonial	Shell White Semi-Gloss	N/A	N/A	N/A	
Interior Doors - 1st Floor	6'8" - 6-Panel Textured	Shell White Semi-Gloss	Colonist Masonite	Hollow Core	Per Plan	
Interior Doors - 2nd Floor	6'8" - 6-Panel Textured	Shell White Semi-Gloss	Colonist Masonite	Hollow Core	Per Plan	
Interior Kitchen and Bath Finish (Texture)	Orange Peel	Shell White Eggshell	Florida Paints	2410 SunWall Latex Eggshell		
Drywall Wall Corners	Square	N/A	N/A	N/A	All Drywall Outside Corners	
Interior Wall Finish (Non Wet Areas)	1/2" Drywall with Orange Peel	Shell White Latex Flat	Florida Paints	2700 Pro-Edge Latex	All framed Walls	
Wall Cap - 1/2 Walls (Other than Baths)	1 x Painted Wood w/Casing to Match Rest of Home	Shell White Semi-Gloss	Florida Paints	N/A	Stairs, Interior Kneewalls	
Sills - 1/2 Walls at Bathrooms	Solid Surface	White	N/A	Square Edge	Bathrooms	
Drywall Niches	Drywall Wrap	Shell White Latex Flat	Florida Paints	N/A	N/A	
Sills - Shower Curb Caps	Solid Surface	White	N/A	Square Edge	Showers	
Sills - Windows	Solid Surface	White	N/A	Square Edge	At Windows	
Stair Railing	Standard 1/2 Wall w/ 1x8 wood Cap and Painted Wood Wall Rail	Shell White Semi-Gloss	Florida Paints	N/A	Stairs and Landing	1648 Model gets Handrail and Spindles at 1st FL
Stair Finish Material	Level I Carpet	Collier Peak HGR01/522	Shaw	Collier Peak	Bedrooms, Loft and Stairs	5.5lb 7/16 Rebond Pad
Backsplash - Material	Quartz 4"	Sugar White	Quartz 2cm	per lineup	Kitchen & Baths	
Wall Tile - Listellos	N/A	N/A	N/A	N/A	N/A	
Wall Tile - Master Baths	Level-1	Milan TGK09/500	DAL or Equivalent	13" x 13"	Shower Walls Height 7' from finished floor	
Wall Tile - Secondary Baths	N/A	N/A	N/A	N/A	N/A	Prefab Units Standard
Division 10-Shelving						
Shelving	Ventilated Wire	White	Rubbermaid or Equivalent	12" Rod & Shelf, 16" Pantry, 12" Linen	Per Plan	Minimum 1 Row Double Shelves at Master Bed. (Per Plans)
Shower Enclosure - Master Bath	75" Tall with Curb 80" Tall without Curb (80" AFF)	Chrome Frame Enclosure		1/4" Clear Glass	Master Bath	Per plan
Shower Enclosure - Secondary Bath - Tub/Shower	Shower Rod	Chrome		N/A	Secondary Baths	
Shower Enclosure - Secondary Bath Shower	Per Plan	Chrome Frame Enclosure		1/4" Clear Glass	Per Plan	
Vanity Mirrors	42" Square	Square edge		Width Per Plan	Bathroom, clipped to Wall	
Division 11-Appliances						
Cooktop - With Gourmet Kitchen Only	N/A	N/A	N/A	N/A	N/A	
Dishwasher	STD	Stainless Steel	Samsung	Per Comm	Kitchen	
Microwave	Standard Non-Vented	Stainless Steel	Samsung	Per Comm	over range	

Range	30" Free Standing	Stainless Steel	Samsung	Per Comm	Kitchen	
Range Hood - With Gourmet Kitchen Only	N/A	N/A	N/A	N/A	N/A	
Refrigerator	Opt.	Stainless Steel	Samsung	Per Comm	Kitchen	
Utility - Dryer	Opt.	White	Samsung	Per Comm	Utility Room - Per Plan	
Utility - Washer	Opt.	White	Samsung	Per Comm	Utility Room - Per Plan	
Wall Oven - With Gourmet Kitchen Only	N/A	N/A	N/A	N/A	N/A	
Division 12-Cabinets						
Cabinet Door Hardware	STD	Stainless	Timberlake	T-bar	Kitchen / Bathrooms / Other	
Cabinets	Origins 42" Uppers	White or Gray	Timberlake	42" Uppers	Kitchen / Bathrooms / Other	
Cabinets In Utility room	N/A	N/A	N/A	N/A	N/A	
Countertops - Kitchen, M/Bath and Sec Baths	**2 cm Quartz**	**Sugar White**	**Quartz**	**Standard Edge Selection**	**Per Plans**	
Crown Moulding at Top of Kitchen Cabinets	N/A	N/A	N/A	N/A	N/A	
Full Depth Cabinets Above Refrigerator w/Side Panel	N/A	N/A	N/A	N/A	N/A	
Laundry Chute(s)	N/A	N/A	N/A	N/A	N/A	
Light Rail on Kitchen Wall Cabinets	N/A	N/A	N/A	N/A	N/A	
Raised Vanity(s) in Master Bath	STD	N/A	Timberlake	Raises Height 6" (28" - 34")	Master Bathroom	34" high
Raised Vanity(s) in Secondary Baths	STD	N/A	Timberlake	Raises Height 6" (28" - 34")	Secondary Baths	34" high
Division 13-Window Treatments						
Blinds	**Standard - Windows Only**	**White**	**2" Faux Wood**	**Per Selection**	**Operable Windows (Whole House)**	**PVC Verticals included**
Division 14-Plumbing						
Exterior Hose Bibs	Per Plan	Bronze	N/A	N/A	Per Plan	Minimum of 2
Faucets - Bar or Veggie Sink	N/A	N/A	N/A	N/A	N/A	
Faucets - Garden Tub Fixture	N/A	N/A	N/A	N/A	N/A	
Faucets - Kitchen Sink	Moen Arbor pullout faucet	Chrome	Moen	7594	Kitchen	
Faucets - Master Bath	Moen Chateau	Chrome	Moen	4621	Master Bath	
Faucets - Master Bath Shower Fixture	Moen Chateau	Chrome	Moen	2352	Master Bath	
Faucets - Secondary Bath	Moen Chateau	Chrome	Moen	4621	Secondary Baths	
Faucets - Secondary Bath Shower Fixture	N/A	N/A	N/A	N/A	Secondary Baths	
Faucets - Secondary Bath Tub/Shower	Moen Chateau	Chrome	Moen	L2353	Secondary Baths	
Garbage Disposal	1/2 HP	Stainless Steel	InSinkErator	Badger 5	Kitchen Sink Pig Tail Wiring	
Plumbing System	PEX	N/A	Uponor	N/A	Per Plan	
Sinks - Bar	N/A	N/A	N/A	N/A	N/A	
Sinks - Kitchen	50/50 Undermount	20 ga Stainless Steel	Sterling/Kohler	11444 Sterling Mcallister or Equal	Kitchen	
Sinks - Laundry Tub	N/A	N/A	N/A	N/A	N/A	
Sinks - All Baths (Front Load THs)	Undermount	White	Sterling/Kohler	442040 Sterling Wescott	All Baths	
Sinks - All Baths (Rear Load THs)	Undermount	White	Sterling/Kohler	442040 Sterling Wescott	All Baths	

Sinks - Veggie	N/A	N/A	N/A	N/A	N/A	
Toilet (Standard or Elongated):	Elongated	White	Sterling	402321-0 WindhamT Seat: 4774-0 Brevia	All Baths	
Tubs - Master Garden/Soaker Tub	N/A	N/A	N/A	N/A	N/A	
Tubs - Secondary Bath	**Sterling**	**White**	**Medley**	**71370120/10**	**Secondary Baths**	**Pre-Fab Units**
Tubs - Freestanding	N/A	N/A	N/A	N/A	N/A	
Division 15-HVAC						
A/C Register in Walk-in Closet & Owners Storage	STD	White	N/A	N/A	Walk in Closet, Owners Storage	
HVAC SEER RATING:	15.2 SEER	N/A	Trane	XR16 W/Variable Speed Air Handler	Per Plan	Single Zone
Thermostat	**Vision Pro Z-Wave**	**White**	**Honeywell**	**6320 Z-wave**	**Per Plan**	
Zoned (Yes or No)	NO	N/A	N/A	N/A	N/A	
Division 16-Electrical						
Bathroom Exhaust Fans	Standard	White	TBD	TBD	Bathrooms	Separate from Lighting
Door Bell/Chime	**Standard**	**White**	**Skybell Camera Doorbell**		**Per Electrical Plan**	
Electric Service Panel Amps.	per plan	Grey	Square D	Per plan	Per Electrical Plan	
Light Switches	Rocker	White	TBD	TBD	Per Plan	**(2) Z-Wave Switches**
Receptacles	Decora	White	TBD	TBD	Per Code	
Lighting at Dining	**Flush Mount LED**	**White**			**Per Plan**	
Lighting at Foyer (one story foyer)	**Flush Mount LED**	**White**			**Centered Above Foyer**	
Lighting at Foyer (two story foyer)	**Flush Mount LED**	**White**			**Centered Above Foyer**	
Lighting at Garage, Utility and WIC's	**Flush Mount LED**	**White**			**Per Plan**	
Lighting at Kitchen	**Flush Mount LED**	**White**			**Per Plan**	
Lighting at Master Bath	**Flush Mount LED**	**White**			**Over Vanity**	
Lighting at Nook	**Flush Mount LED**	**White**			**Per Plan**	
Lighting at Island	**Prewire (Qty 2)**	**White Cap**			**Over Island**	
Lighting at Powder Baths	**Flush Mount LED**	**White**			**Per Plan**	
Lighting at Secondary Baths	**Flush Mount LED**	**White**			**Over Vanity**	
No. of Exterior Ceiling Fan Prewires	N/A	N/A	N/A	N/A	N/A	
No. of RG6 TV Prewires	Qty 1	White	N/A	N/A	Family Room	
No. of Category 5 Phone Prewires	Qty 0	N/A	N/A	N/A	Per Buyer Selection	
No. of Interior Ceiling Fan Prewires	Qty per plan	N/A	N/A	N/A	All Bedrooms, Fam Room	With Separate Switch for light
Number of Waterproof exterior electric outlets	Per Plan	N/A	N/A	N/A	Exterior Walls Per Plan	Minimum of 2
Security System	N/A	N/A	N/A	N/A	Per Buyer Selection	
Under Cabinet Lighting	N/A	N/A	N/A	N/A	N/A	

Electric Car Charger	Standard	N/A	40 Amp	N/A	Garage	Dedicated Outlet
USB Outlets	Qty 2, Kitchen and Master Bedroom	White	N/A	N/A	Kitchen and Master Bedroom	Extra USB in loft/tech space, per plan
Smart Home Package, includes: Z-wave Front Door Smart Lock® 620, (1) Z-wave Thermostat, (2) Z-wave Switches and Skybell doorbell.	**Standard**	**NA**	**NA**	**NA**	**Per Package**	
Division 17-Pool						
Pool	N/A	N/A	N/A	N/A	N/A	
Screen Enclosure	N/A	N/A	NA	N/A		

Approved:	Sales	Date	Purchasing	Date	Operations	Date
	Marketing	Date	Construction	Date	Design	Date

Revisions		
	Initial Townhome Specifications Sheet copied from Wyndrush Creek - Pending review from Laurie Tarver	9/30/2022
	Specs Approved on 10.10.21; changed HVAC SEER to 15.2	10.21.2022
	Correction on: Garage window inserts (non-impact), Landscape budget TB, Thermostat model	10/25/2022
	Window manufacturer from MI to Plygem	12/1/2022
	Secondary Baths changed to prefabricated tub/shower units per Marketing	12/5/2022
	Spec Changes per Start Up meeting on 12.05.2022: Delete ceramic bath accessories; optional Moen Contemporary in Chrome, make the refrigerator, washer and dryer optional.	12/6/2022
	Updates for 15.2 SEER and for Paver color	1/11/2023
	Changed Sliding Glass Door from MI to Plygem - Alum per CMc.	2/16/2023
	Add a note for 1x4 flat stock applied ceiling molding, per plan	3/2/2023
	Change from granite to Quartz 2cm - Sugar White STD. 620 Smart Lock from Kwikset as 888 Samrt lock was discontinued.	4/7/2023
	Clarification on internet and cable service provider, per email from Kevin Parrish on 4/24/2023	4/25/2023
	Correction on Mirrors - clipped mount	7/27/2023
	Upddated prefab tu/shower units to Sterling, Medley	1/31/2024