

THRIVE Spec Level	Park Square Homes					
	Mirror Lakes Village					
Community Specific Information*	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 Elevation	
Community Fencing Specs	N/A	N/A	N/A	N/A	N/A	
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	32 Panel	Per Color Scheme	Clopay	#73 W4	Garage	
Gas or Electric	Electric	N/A	Leesburg Electric	N/A	Per Plan	Electric Meter - Exterior Side of House/Garage
Windows	Low E	Vinyl / White	Plygem	1500	Window Openings Per Plan	SGD - Plygem Alum.
Gutters	N/A	N/A	N/A	N/A	N/A	
Hot Water Heater	50 Gal Electric	White	A/O Smith (or approved equal)		Per Plan	
House Number Type	4" Plastic	Black	N/A	N/A	Above Garage Door - Centered	
Landscape Requirements	TBD	N/A	N/A	N/A	N/A	Budget
Mail Box	TBD	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)	Optional	N/A	N/A	N/A	Per Site Plans	City of Fruitland Park
Sewer or Septic	Sewer	N/A	N/A	N/A	N/A	City of Fruitland Park
Cable & Internet (Fiber Optic or Coax)	TBD					

*Market Exceptions	Specs	Finish / Color	Brand Name	Model #	Location	Notes:

*\*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	Full Yard	N/A	Timer - RainBird	Std	Lot Boundaries per Survey	
Termite Protection with bond	Borate	N/A	Nisus	Bora-Care	Applied 24" Up on 1st Floor Walls	
Exterior Balcony 2nd Floor Finish	N/A	N/A	N/A	N/A	N/A	
Stucco	Per Plan	Knockdown Finish	N/A	N/A	Exterior	Scored Stucco Bands

Cementitious Coating Banding on Sides and Rear Elevations	N/A	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 - 3850 SunFlex Top Coat - 1800 Sun Flex	Exterior	
<b>Division 3-Concrete</b>						
Front Driveway, Lead Walk, Finish	Pavers	Granite (90° Herringbone)	Tremron or Equal	TBD	Front Driveway-per plan, Lead Walk- 3' wide per plan	
Front Entry Finish	Pavers	Granite (90° Herringbone)	Tremron or Equal	TBD	Front Entry	
Rear Lanai Finish	Pavers	Granite (90° Herringbone)	Tremron or Equal	TBD	Rear Lanai (Includes Rear Stoops)	
Optional Garage Service Door Concrete Stoops	N/A	N/A	N/A	N/A	N/A	
<b>Division 6-Framing</b>						
Balcony Deck - 2nd Floor	N/A	N/A	N/A	N/A	N/A	
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 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	
<b>Division 7-Exterior Framing</b>						
Block Wall Insulation	R 4.1	brown	Fifoil		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	MiTek software	per plan	Roof/2nd or 3rdFloor	
<b>Division 8-Windows, Garage Doors</b>						
Garage Door Opener Pre-wire	Standard	N/A	N/A	N/A	Garage Ceiling	
Garage Door Operator on All Bays	N/A	N/A	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
<b>Division 9-Interior Finish</b>						

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)	n/a	n/a	n/a	n/a	n/a	
Interior Ceiling Finish	Knock Down	Shell White Latex Flat	Florida Paints	2800 Quik-Kote	Ceiling	
Crown Molding	N/A	N/A	N/A	N/A	N/A	
Wallboard at Wet Areas	Densshield or Equivalent	N/A		N/A	Behind all tub/shower tile areas	
Entry Door Hardware	Arlington Entry Handleset with 888 Smart Lock	Satin Nickel	Kwik Set	Arlington / 888 Smart Lock	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	Per Plan	Painted White Trim Materials	N/A	N/A	Per Plan	Wood Bench with 4 Coat Hooks
Entry Door	6 Panel Smooth Fiberglass Painted (Height per Plan)	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	Level-0	Per Buyer Selection	Shaw	Baker Street 2" x 2"	Shower Floors	
Flooring- Non Wet Areas	Level I Carpet	Per Color Scheme	Shaw	Collier Peak	Floor / Stairs	5.5lb 7/16 Rebond Pad
Flooring -Secondary Bath Shower Floors	N/A	N/A	N/A	N/A	N/A	
Flooring- Wet Areas and Foyer	Tile - Level 1	Per Color Scheme	Shaw	17" x 17"	Foyer, Kitchen, Baths and Utility	Throughout the first floor but bedrooms
Floor Tile Underlayment	Crack Suppression	N/A	Pro-Flex		All Tile Floor Areas	
Garage - Floor	Concrete Smooth Finish	N/A	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	
Garage to House Door	Solid Core 6-Panel	2230 SunHide Semi-Gloss	Masonite	Solid Core	Per Plan	

Garage Side Service Door Per Plan	N/A	N/A	N/A	N/A	N/A	
Interior Door Casing	2-1/4" Colonial	2230 SunHide Semi-Gloss	N/A	N/A	N/A	
Interior Doors - 1st Floor	6'8" - 6-Panel Textured	2230 SunHide Semi-Gloss	Colonist Masonite	Hollow Core	Per Plan	
Interior Doors - 2nd Floor	6'8" - 6-Panel Textured	2230 SunHide Semi-Gloss	Colonist Masonite	Hollow Core	Per Plan	
Interior Kitchen and Bath Wall Finish	Orange Peel	Shell White 2756 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 Texture	Shell White 2756 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	2230 SunHide 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 2756 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 6010	2230 SunHide Semi-Gloss	Florida Paints	N/A	Stairs and Landing Per Plan	
Stair Finish Material	Level I Carpet	Per Color Scheme	Shaw	Collier Peak		
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 13x13, Color 500	Shaw	13x13	Shower Walls Height 7' from finished floor	
Wall Tile - Secondary Baths	Level-1	Milan 13x13, Color 500	Shaw	13x13	Shower Walls Height 7' from finished floor	
<b>Division 10-Shelving</b>						
Shelving	Ventilated Wire	White	Rubbermaid or Equivalent	12" Rod & Shelf, 16" Pantry, 12" Linen	Per Plan	Minimum 1 Row Double Shelves at Master Bed.
Shower Enclosure - Master Bath	75" Tall with Curb 80" Tall without Curb (80" AFF)	Chrome Frame Enclosure		1/4" Clear Glass	Master Bath	Opt. Frameless Enclosure 3/8" Clear Glass
Shower Enclosure - Secondary Bath - Tub/Shower	Shower Rod	Chrome		N/A	Secondary Baths with Tub/Shower	Opt. 5' Bypass
Shower Enclosure - Secondary Bath - Shower	5' Bi-Pass	Chrome Frame Enclosure		1/4" Clear Glass	Per Plans	
Vanity Mirrors	42" Square	Square edge		Width Per Plan	Bathroom, clipped to Wall	
<b>Division 11-Appliances</b>						
Cooktop - With Gourmet Kitchen Only	N/A	N/A	N/A	N/A	N/A	
Dishwasher	STD	Stainless Steel	SAMSUNG	Per Community	Kitchen	
Microwave	Non-vented	Stainless Steel	SAMSUNG	Per lineup	over range	

Range	STD	Stainless Steel	SAMSUNG	Self Cleaning 30" Free Standing	Kitchen	
Range Hood - With Gourmet Kitchen Only	N/A	N/A	N/A	N/A	N/A	
Refrigerator	OPT	Stainless Steel	SAMSUNG		Kitchen	
Utility - Dryer	OPT	White	SAMSUNG		Utility Room/Garage Per Plan	
Utility - Washer	OPT	White	SAMSUNG	Top Load	Utility Room/Garage Per Plan	
Wall Oven - With Gourmet Kitchen Only	N/A	N/A	N/A	N/A	N/A	
<b>Division 12-Cabinets</b>						
Cabinet Door Hardware	Included per plan	Per Color Scheme	Timberlake	Per Selection	Kitchen / Bathrooms / Other	
Cabinets	Origins' 42" Uppers	Per Selection	Timberlake	Per Selection	Kitchen / Bathrooms / Other	
Cabinets In Utility room	N/A	N/A	N/A	N/A	N/A	
Countertops - Kitchen, M/bath and Sec Baths	Quartz 2 CM Sugar White	Standard Square Edge w/ 4" Splash	Viaterra or Equal	Per Selection	Per Plan	
Crown Moulding at Wall 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	N/A	N/A	N/A	N/A	N/A	
Raised Vanity(s) in Secondary Baths	N/A	N/A	N/A	N/A	N/A	
<b>Division 13-Window Treatments</b>						
Blinds	STD Windows Only	N/A	TBD	N/A	Operable Windows (Whole House)	No Verticals at Sliding Glass Drs
<b>Division 14-Plumbing</b>						
Exterior Hose Bibs	Minimum of 2	N/A	N/A	N/A	Per Plan	
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	Moen Arbor	Chrome	Moen	7594	Kitchen	
Faucets - Master Bath	Moen Chateau	Chrome	Moen	4621	Master Bath	
Faucets - Master Bath Shower	Moen Chateau	Chrome	Moen	2352	Master Bath	
Faucets - Secondary Bath	Moen Chateau	Chrome	Moen	4621	Secondary Baths	
Faucets - Secondary Bath Shower	Moen Chateau	Chrome	Moen	L2352	Secondary Baths	
Faucets - Secondary Bath Tub/Shower	Moen Chateau	Chrome	Moen	L2353	Secondary Baths	
Garbage Disposal	1/2 HP	Stainless Steel	In Sink Erator	Badger 5	Kitchen Sink	
Plumbing System	PEX	N/A	Uponor	N/A	Per Plan	
Sinks - Bar	N/A	N/A	N/A	N/A	N/A	
Sinks - Kitchen	Undermount 50/50	20 ga Stainless Steel	Sterling/Kohler		Kitchen	

Sinks - Laundry Tub	N/A	N/A	N/A	N/A	N/A	
Sinks - Master Bath	Undermount	White	Sterling/Kohler		Master Bath	
Sinks - Secondary Bath	Undermount	White	Sterling/Kohler		Secondary 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	Per Plan	White	Sterling	Proforma 7104	Secondary Baths	
Tubs - Freestanding	N/A	N/A	N/A	N/A	N/A	
<b>Division 15-HVAC</b>						
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	
Thermostat Type	Vision Pro Z-Wave	White	Honeywell	8320	Per Plan	
HVAC System	Single Story - 1 Unit. Two Story - 2 Units or 1 Unit/2 Zones	N/A	Trane	XR16 W/Variable Speed Air Handler	N/A	
<b>Division 16-Electrical</b>						
Bathroom Exhaust Fans	STD	White	TBD	TBD	Bathrooms	Separate from Lighting
Door Bell/Chime	Skybell Camera Doorbell	White	Skybell		Per Electrical Plan	
Electric Service Panel Amps.	per plan	Grey	Square D	Per plan	Per Lot Service	
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	Elite Lighting	RL677 - 6"	Per Plan	
Lighting at Foyer (one story foyer)	Flush Mount LED	White	Elite Lighting	RL677 - 6"	Centered Above Foyer	
Lighting at Foyer (two story foyer)	Flush Mount LED	White	Elite Lighting	RL677 - 6"	Centered Above Foyer	
Lighting at Garage, Utility and WIC's	Flush Mount LED	White	Elite Lighting	RL677 - 6"	Per Plan (Garage, Utility and WICs)	
Lighting at Kitchen	Flush Mount LED	White	Elite Lighting	RL677 - 6"	Per Plan	Pendant light 'prewire over the kitchen island, qty per plan
Lighting at Master Bath	Flush Mount LED	White	Elite Lighting	RL677 - 6"	Over Vanity	
Lighting at Nook	Flush Mount LED	White	Elite Lighting	RL677 - 6"	Per Plan	
Lighting at Powder Baths	Flush Mount LED	White	Elite Lighting	RL677 - 6"	Per Plan	
Lighting at Secondary Baths	Flush Mount LED	White	Elite Lighting	RL677 - 6"	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	N/A	
No. of Interior Ceiling Fan Prewires	Per Plan	N/A	N/A	N/A	Family Room and All Bedrooms	With Separate Switch
Number of Waterproof exterior electric outlets	Qty 2	N/A	N/A	N/A	Exterior Walls Per Plan	
Security System	N/A	N/A	N/A	N/A	N/A	
Under Cabinet Lighting	N/A	N/A	N/A	N/A	N/A	
Smart Home Package (Z-Wave 620 Entry Deadbolt, Z-Wave Thermostat, (2) Z-Wave switches and Skybell Doorbell	STD	N/A	N/A	N/A	Per Plan	VDB770 Alarm.com
Electric Car Charger	Standard	N/A	40 Amp	N/A	Garage	Dedicated Outlet
USB Outlets	Qty 2	White	N/A	N/A	Per Plan	
<b>Division 17-Pool</b>						
Pool	N/A	N/A	N/A	N/A	N/A	
Screen Enclosure	N/A	N/A	NA	N/A	N/A	

<b>Approved:</b>	Sales	Date	Purchasing	Date	Operations	Date
	Marketing	Date	Construction	Date	Design	Date

<b>Revisions</b>	Initial set up of Mirror Lakes Specifications - Copy from Leela Reserve	4/4/2023
	Remove Bath Accessories, Countertops Quartz 2cm, Sugar White	5/2/2023
	Correction on 4" Backsplash	5/10/2023
	Correction on Mirrors - clipped mount	7/27/2023
	Updates to Smart Home Package VDB770 Alarm.com and 620 lock	11/3/2023
	Pendant Light Prewire over kitchen island STD	1/31/2024