

PRIMARY Spec Level: 2	Park Square Homes					
	Summerbrooke Ph 4					
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	Per ARB Approval	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	Gas/Electric	N/A	TECO/Duke Energy	N/A	Per Plan	Electric Meter - Exterior Side of House/Garage
Windows	Windows	Vinyl / White	MI	Windows - 3540 / SGD - 420	Per Plan	Vinyl per energy star requirements
Gutters	Optional (6")	Match Fascia/Soffit Color	N/A	N/A	N/A	
Hot Water Heater	Gas Tankless	White	Rinnai		Per Plan	
House Number Type	4" Plastic	Black	N/A	N/A	Above Garage Door - Centered	
Landscape Requirements	\$2,000	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	White Drip Edge
Separate Irrigation Meter (Standard / Optional)	Optional	N/A	N/A	N/A	Per Site Plans	City of Mount Dora
Sewer or Septic	Sewer	N/A	N/A	N/A	N/A	City of Mount Dora

*Market Exceptions	Specs	Finish / Color	Brand Name	Model #	Location	Notes:
Smart Home Package, includes: Z-wave Front Door Smartcode® 888 deadbolt ILO 909 Powerbolt, (1) Z-wave Thermostat, (2) Z-wave Switches and Skybell doorbell.	Standard	NA	NA	NA	Per Package	
City of Mount Dora Energy Star Program	Standard	N/A	N/A	N/A	Per Program	
Sod	Zoysia	N/A	N/A	N/A	Lot Boundaries per Survey	

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

Division 2- Exterior

Sod	Zoysia	N/A	N/A	N/A	Lot Boundaries per Survey	
Irrigation	Standard	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	Level 2 - Tibet	150 Himalaya	Shaw	18" x 18"	Exterior	Must be Exterior Grade Tile
Stucco	Per Plan	Knockdown Finish	N/A	N/A	Exterior	Smooth Finish on Stucco Bands
Cementious 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 - 3865 SunFlex Finish - 1800 SunFlex	Exterior	
Division 3-Concrete						
Front Driveway, Lead Walk, Finish	Pavers	Ortega Blend / 90 degree Herringbone	Tremron or Equal	TBD	Front Driveway-per plan, Lead Walk- 3' wide per plan	Apron and ROW walks concrete
Front Entry Finish	Pavers	Ortega Blend / 90 degree Herringbone	Tremron or Equal	TBD	Front Entry	
Rear Lanai Finish	Pavers	Ortega Blend / 90 degree Herringbone	Tremron or Equal	TBD	Rear Lanai-Per Plan (Includes Rear Stoops)	Patio if applicable
Optional Garage Service Door Concrete Stoops	Concrete	Grey	2500 psi	N/A	Garage Service Door	
Division 6-Framing						
Balcony Deck - 2nd Floor	3/4" T&G Marine Plywood	Fiberglass	Regal Deck Waterproofing	Approved Equivalent	2nd Floor Balcony (per plan or elevation)	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 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		Exterior Block Walls	Add Cell Fill at block walls for energy star
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 3rdFloor	
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		Lift Master	1/2 Horsepower	2 Remotes per Door	
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	MI	#420-2 Panel and #430-3 Panel, Single Lock, Integrated Handle	SGD Openings Per Plan	Same SGDs if Vinyl Windows used
Windows	Low E Aluminum or Vinyl (See Comm. Sheet)	Per Community Sheet	MI	Aluminum MI185/Vinyl MI3540	Window Openings Per Plan	Window Mullions on Front Only
Division 9-Interior Finish						
BaseBoard trim	3 1/4" Ogee	Shell White Semi-Gloss	Florida Paints	Primer 2700 Pro-Edge/ Finish 2230 SunHide	N/A	
Bath Accessories (Towel Bars, Toilet Paper Holders, Soap Dish)	Ceramic	White or Bone	N/A	N/A	All Bathrooms	
Interior Ceiling Finish	Knock Down	Shell White Latex Flat	Florida Paints	2800 Quik-Kote	Ceiling	
Crown Molding	Optional	Shell White Semi-Gloss		5-1/4"	Per Plan	
Wallboard at Wet Areas	Denshield or Equivalent	N/A		N/A	Behind all tub/shower tile areas	
Entry Door Hardware	Arlington Entry Handleset with 909 PowerBolt	Satin Nickel	Kwik Set	Arlington / PowerBolt	Front Door	888 Smart Code with Smarthome
Interior Door Hardware	Dorian	Satin Nickel	Kwik Set	Lever	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	2 Panel Smooth Fiberglass Painted (Height per Plan)	Per Color Scheme	Therma Tru	Smooth Star	Front Door	
Exterior French Doors on Lanai or Balcony	Optional Fiberglass Single Lite French with Deadbolt	Per Color Scheme	Therma Tru	Per Plan	Lanai	
Exterior Pool Bath Door	Optional Single Lite French w/Deadbolt	Per Color Scheme	Therma Tru	Per Plan	Optional Per Plan	
Fireplace	N/A	N/A	N/A	N/A	N/A	
Flooring - Master Bath Shower Floors	Level-0	Per Buyer Selection	Shaw	Panarama 3" x 3"	Shower Floors	
Flooring- Non Wet Areas	Level I Carpet	Per Color Scheme	Shaw	Baseline	Floor / Stairs	5.5lb 7/16 Rebond Pad
Flooring -Secondary Bath Shower Floors	Level-0	Per Buyer Selection	Shaw	Panarama 3" x 3"	Shower Floors	Prefabricated shower pans per plan
Flooring- Wet Areas and Foyer	Tile - Level 1	Per Color Scheme	Shaw	17" x 17"	Foyer, Kitchen, Baths and Utility	
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 2-Panel Square Top	2230 SunHide Semi-Gloss	Masonite	Solid Core	Per Plan	
Garage Side Service Door Per Plan	Opt. 2868 FBG. 6-Panel w/Deadbolt and Crash Chain	Per Exterior Color Scheme	Therma Tru	Smooth Star	Garage	With Concrete Stoop
Interior Door Casing	2-1/4" Baby Howe	2230 SunHide Semi-Gloss	N/A	N/A	N/A	
Interior Doors - 1st Floor	6'8" - 2-Panel Smooth Square Top	2230 SunHide Semi-Gloss	Masonite	Hollow Core	Per Plan	
Interior Doors - 2nd Floor	6'8" - 2-Panel Smooth Square Top	2230 SunHide Semi-Gloss	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	2230 SunHide Semi-Gloss	Florida Paints	N/A	Stairs and Landing Per Plan	
Stair Finish Material	Level 1 Carpet	Per Color Scheme	Shaw	Baseline		
Backsplash - Material	Granite 4"	Per Selection	N/A	Level 1	Per Plans	
Wall Tile - Listellos	Optional	Per Color Scheme	Shaw	See Color Selections	Showers and Tub Surrounds	
Wall Tile - Master Baths	Level-0	White or Bone, Glossy or Matte	DAL or Equivalent	6"x6"	Shower Walls Height 7' from finished floor	
Wall Tile - Secondary Baths	Level-0	White or Bone, Glossy or Matte	DAL or Equivalent	6"x6"	Shower Walls Height 7' from finished floor	
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.
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	Enclosure 75" Tall with Curb 80" Tall without Curb (80" AFF)	Chrome Frame Enclosure		1/4" Clear Glass	Per Plans	
Vanity Mirrors	42" Square	Square edge		Width Per Plan	Bathroom, clipped to Wall	

Division 11-Appliances						
Cooktop - With Gourmet Kitchen Only	Optional with Gourmet Kitchen or Per Plan	Stainless Steel	Samsung	Per Community	Per Plan	
Dishwasher	STD	Stainless Steel	Samsung	Per Community	Kitchen	
Microwave	STD	Stainless Steel	Samsung	Per Community	over range	
Range	STD	Stainless Steel	Samsung	Self Cleaning 30" Free Standing	Kitchen	
Range Hood - With Gourmet Kitchen Only	Optional with Gourmet Kitchen or Per Plan	Stainless Steel	Samsung	Per Community	Kitchen, over Cooktop	
Refrigerator	OPT	Per Buyer Selection	Samsung	Per Community	Kitchen	
Utility - Dryer	OPT	Per Buyer Selection	Samsung	Per Community	Utility Room - Per Plan	
Utility - Washer	OPT	Per Buyer Selection	Samsung	Per Community	Utility Room - Per Plan	
Wall Oven - With Gourmet Kitchen Only	Optional with Gourmet Kitchen or Per Plan	Stainless Steel	Samsung	Per Community	N/A	Only with Gourmet Kitchen Options
Division 12-Cabinets						
Cabinet Door Hardware	Optional	Per Color Scheme	Timberlake	Per Selection	Kitchen / Bathrooms / Other	
Cabinets	Level-0 Base	Per Selection	Timberlake	42" Uppers	Kitchen / Bathrooms / Other	
Cabinets In Utility room	Optional	Per Selection	Timberlake	42" Uppers, Base Cabs - Per Plan	Utility Room	
Countertops - Kitchen, M/bath and Sec Baths	Level 1 Granite	Standard Edge w/ 4" Splash	N/A	N/A	Per Plan	Quartz 2cm \$0 upgrade
Crown Moulding at Wall Cabinets	Optional	Per Buyer Selection	Timberlake	Level 1 or Level 2	Per Plan	
Full Depth Cabinets Above Refrigerator w/Side Panel	Optional	Per Selection	Timberlake	Per Selection	Kitchen	
Laundry Chute(s)	Per Plan	White Cabinet Door	Timberlake	Tahoe Square	Per Plan	
Light Rail at Wall Cabinets	Optional	Per Selection	Timberlake	Level 1 or Level 2	Per Plan	
Raised Vanity(s) in Master Bath	Optional	N/A	Timberlake	Raises height 6" (28" - 34")	Master Bathroom	
Raised Vanity(s) in Secondary Baths	Optional	N/A	Timberlake	Raises height 6" (28" - 34")	Master Bathroom	
Division 13-Window Treatments						
Blinds	Optional	Per Selection	TBD	Per Selection	Operable Windows and S.G.D.s Only	
Division 14-Plumbing						
Exterior Hose Bibs	Minimum of 2	N/A	N/A	N/A	Per Plan	
Faucets - Bar or Veggie Sink	Optional	Chrome	Moen	Per Selection	Optional	
Faucets - Garden Tub Fixture	Moen Chateau	Chrome	Moen	Moen Chateau Deck Mount T990/4796	Master Bath	
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	InSinkErator	Badger 5	Kitchen Sink	
Plumbing System	PEX	N/A	Uponor	N/A	Per Plan	
Sinks - Bar	Optional	20 ga Stainless Steel	Kohler	11448 Sterling Springdale	Per Plan	
Sinks - Kitchen	50/50 Undermount	18 ga Stainless Steel	Sterling/Kohler	11444 Sterling Mcallister or Approved Equal	Kitchen	
Sinks - Laundry Tub	Optional	White		Freestanding - ProFlo PFLT2123 Top Mount - ProFlo PFMS2624	Laundry Room	
Sinks - Master Bath	Undermount	Match Plumbing Fixtures	Sterling/Kohler	442040 Sterling Wescott	Master Bath	
Sinks - Secondary Bath	Undermount	Match Plumbing Fixtures	Sterling/Kohler	442040 Sterling Wescott	Secondary Baths	
Sinks - Veggie	Optional	18 ga Stainless Steel	Kohler	11448 Sterling Springdale	Per Plan	
Toilet (Standard or Elongated):	Elongated	White or Bisquit	Sterling	402321-0 WindhamT Seat: 4774-0 Brevia	All Baths	
Tubs - Master Garden/Soaker Tub	Per Plan	White or Bisquit	Sterling	Lawson Oval 71331100	Per Plan	
Tubs - Secondary Bath	Per Plan	White or Bisquit	Sterling	Proforma 7104	Secondary Baths	
Tubs - Freestanding	Optional Per Plan	White	Kohler/Sterling	24001-0 Sunstruck 60"x34"	Master Bath, per plan	Center Drain
Division 15-HVAC						
Supply Drops 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	WiFi Focus Pro	White	Honeywell	TH6320WF1005U	Per Plan	Z-Wave with Smarthome
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	
Division 16-Electrical						
Bathroom Exhaust Fans	STD	White	TBD	TBD	Bathrooms	Separate from Lighting - CFM per energy star requirements Skybell Door Camera with
Door Bell/Chime	Standard	White	Carlson		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 with Smarthome
Receptacles	Decora	White	TBD	TBD	Per Code	
Lighting at Dining	Hanging Fixture	Nickel	Kichler	See Fixture Package	Per Plan	
Lighting at Foyer (one story foyer)	Per Plan	Recess - White Decorative - Nickel	Recess - TCP Decorative - Kichler	Flush Mount LED or See Fixture Package	Centered Above Foyer	
Lighting at Foyer (two story foyer)	Per Plan	Recess - White Decorative - Nickel	Recess - TCP Decorative - Kichler	Flush Mount LED or See Fixture Package	Centered Above Foyer	
Lighting at Garage, Utility and WIC's	Fluorescent Wrap-2' or 4' Per Plan	White	Kichler	See Fixture Package	Per Plan (Garage, Utility and WICs)	
Lighting at Kitchen	Flush Mount LEDs	White	Elite or Equal	6"	Per Plan	
Lighting at Master Bath	Wall-Mounted	Nickel	Kichler	See Fixture Package	Over Vanity	

Lighting at Nook	Hanging Fixture	Nickel	Kichler	See Fixture Package	Per Plan	
Lighting at Powder Baths	Ceiling Mounted Fixture	Nickel	Kichler	See Fixture Package	Per Plan	
Lighting at Secondary Baths	Wall-Mounted	Nickel	Kichler	See Fixture Package	Over Vanity	
No. of Exterior Ceiling Fan Prewires	Per Plan	White	N/A	N/A	Lanai, Balcony	
No. of RG6 TV Prewires	Qty 3	White	N/A	N/A	Per Buyer Selection	
No. of Category 5E Phone Prewires	Qty 2	White	N/A	N/A	Per Buyer Selection	
No. of Interior Ceiling Fan Prewires	Qty Min 4	N/A	N/A	N/A	All Bedrooms and Family Room	
Number of Waterproof exterior electric outlets	Qty 3	N/A	N/A	N/A	Exterior Walls Per Plan	Some plans may have only 2
Security System	Optional	White	TBD	N/A	Per Buyer Selection	
Under Cabinet Lighting	Optional	TBD	Kichler	LED Tape Lighting	Kitchen Cabinets	
Electric Car Charger	Standard	N/A	40 Amp	N/A	Garage	Dedicated Outlet
Smart Home Package, includes: Z-wave Front Door Smartcode® 620 deadbolt ILO 909 Powerbolt, (1) Z-wave Thermostat, (2) Z-wave Switches and Skybell doorbell.	Standard	NA	NA	NA	Per Package	VDB770 Alarm.com
USB Outlets	Qty 2	White	TBD	N/A	Per Buyer Selection	Additional USB with Drop Zone, Per Plan
Division 17-Pool						
Pool	Optional	Per Color Scheme	Per Vendor	N/A	Rear	
Screen Enclosure	Optional	White/Bronze	NA	Dome	Rear	

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

Revisions	Preliminary Specs created - copied from Compass Landing	RN and AL	4/19/2021
	Add Car charger, smart home, LEDs and No blinds standard	RN and AL	4/19/2021
	Updated sod to Zoysia per community requirements	RN, AL, LY	6/22/2021
	Change drip edge, soffit/fascia to bronze	RN	9/23/2021
	Change drip edge, soffit/fascia back to white, per sales/design	RN	10/14/2021
	HVAC updated, 15.2 SEER	AL	1/11/2023
	Correction on Mirrors - clipped mount	AL	7/27/2023
	Updates to Smart Home Package VDB770 Alarm.com and 620 lock	AL	11/3/2023