

Spec Level: Townhomes	Park Square Homes					
	Loch Leven					
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	6'H x 8'W
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	Cloday	#73 W4	Garage	No Glass
Gas or Electric	Gas/Electric	N/A	Teco/Duke Energy	N/A	Per Plan	Electric Meter - Meter Banks Each End
Windows	Low E	Vinyl / White	Plygem	1500	Window Openings Per Plan	SGD - Plygem Alum. Vinyl per energy star requirements
Gutters	Standard (6")	Match Fascia/Soffit Color	N/A	N/A	N/A	Entire building
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 Budget	\$1000 / Unit	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 fibermix 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
Cable & Internet (Fiber Optic or Coax)	Fiber Optic	N/A	Quantum (Lumen)	N/A	N/A	42x14x3.5 OnQ panel, 120 V duplex receptacle, 1" conduit with pull string from ONT panel to outside.
*Market Exceptions	Specs	Finish / Color	Brand Name	Model #	Location	Notes:
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	
Backsplash - All Baths (Front Load THs)	Quartz 2cm	Per Selection	Quartz	Standard Quartz Edge Selection	All Baths	
Countertops - All Baths (Front Load THs)	Quartz 2cm	Per Selection	Quartz	2cm	All Baths	
Backsplash - Kitchen (Front Load THs)	Tile	Per Selection	Per lineup	Level 2	Kitchen	
Countertops - Kitchen (Front Load THs)	Quartz 3cm	Per Selection	Quartz	3cm	Kitchen	
Cabinets	Level A	Per Selection	Timberlake ORIGINS	42" Uppers	Kitchen / Bathrooms / Other	
Sinks - Kitchen	Single Basin - Undermount	18 ga Stainless Steel	Sterling/Kohler	Sterling Ludington	Kitchen	
Sinks - All Baths (Front Load THs)	Undermount	White	Miratec	W-1813	All Baths	Please confirm
Flooring- Non Wet Areas	Vinyl or Carpet	Per Color Scheme	Shaw	Level 1 Vinyl throughout, Level 1 Carpet at Stairs	Throughout	Stairs Carpet 5.5lb 7/16 Rebound Pad
Flooring- Wet Areas	Tile	Per Color Scheme	Shaw	Level 1 Tile	2nd Floor Bathrooms	
Wall Tile - Master Bath Showers	Level-2 Backsplash Material	See Details	Shaw	4"x16"	Shower Walls Height 7' from finished floor	TG45E (color 501)

Shower Niche	Standard	14x14 Preformed	Recess-it or equal		Master Bath	only for 1522, 1572 & 1648
Interior Door Hardware	Polo	Satin Nickel	Kwik Set	Knob	Interior Doors	
Faucets - Kitchen Sink	Moen Align pullout faucet	Spot Stainless Resistant	Moen	5923SRS	Kitchen	
Faucets - Master Bath	Moen Genta	Brushed Nickel	Moen	6702BN	Master Bath	
Faucets - Master Bath Shower Fixture	Moen Genta	Brushed Nickel	Moen	T2472EPBN	Master Bath	
Faucets - Secondary Bath	Moen Genta	Brushed Nickel	Moen	6702BN	Secondary Baths	
Faucets - Secondary Bath Tub/Shower	Moen Genta	Brushed Nickel	Moen	T2473EPBN	Secondary Baths	
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"	Per Plan	
Lighting at Kitchen	Flush Mount LED	White	Elite Lighting	RL677 - 6"	Per Plan	
Lighting at Master Bath	Flush Mount LED	White	Elite Lighting	RL677 - 6"	Per Plan	
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"	Per Plan	
Pendant Light Pre-Wires & Pendants	STD - QTY (2)	Brushed Nickel	Kichler	Joelson	Kitchen Island	Includes 2 Pendants.
No. of Interior Ceiling Fan Prewires	Qty 4-5 (per plan)	N/A	N/A	N/A	All Bedrooms, Fam Room	With Separate Switch. Fan and Light Kit Included
Smart Rent Package: 620 kwikset smart lock, 2GIG GC2 hub or equal, doorbell video camera by Alarm.com, honeywell z-wave thermostat. 36-month service by Alarm.com	Standard	NA	NA	NA	Per Package	Does not include z-wave light switches
Shelving	Ventilated Wire	White	Rubbermaid or Equivalent	Ventilated Wire	12" Rod & Shelf, 16" Pantry, 12" Linen	Additional wire shelving on one wall at Master Bedroom Closet, per plan
No. of Category 5 Phone Prewires	Qty 1	White	N/A	N/A	Master Bedroom	

***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	Irrigated
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 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
Cementitious 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						
Driveway, Lead Walk, Finish	Pavers	Ortega Blend (Herringbone (90°)	Tremron (or approved equal)	4 x 8 Brick	Front Driveway-per plan, Lead Walk- 3' wide per plan	No Apron or Sidewalk and widen Kennedy DW
Front Entry Finish	Pavers	Ortega Blend (Herringbone (90°)	Tremron (or approved equal)	4 x 8 Brick	Front Entry	
Rear Patio (No Covered Lanai)	Pavers	Ortega Blend (Herringbone (90°)	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	Yes	N/A	Typar		Exterior Frame Walls	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, 15/32" OSB for Shingle	N/A	Varies	4x8 Sheets	Roof	
Wall Sheathing	7/16" OSB	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 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		Lift Master	1/3 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	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, only)	Ceramic	White	N/A	N/A	Bathrooms	Shower Niche Std at 1522, 1572 & 1648
Ceiling Finish (Texture)	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 Equal				Behind all tub/shower tile areas	
Entry Door Hardware	Bellview Entry Handleset with 620 Smart Lock	Satin Nickel	Kwikset	620 Smart Lock	Front Door	
Interior Door Hardware	Polo	Satin Nickel	Kwikset	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	Door Saver II	To match hardware finish selection	N/A	N/A	Top Hinge	
Drop Zones	N/A	Painted White Trim Materials	N/A	N/A	Per Plan	Wood Bench with 4 Coat Hooks

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	Optional Fiberglass Single Lite French with Deadbolt	Per Color Scheme	Therma Tru	Per Plan	Lanai	Standard on Washington model at patio
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	Prefab Shower Pans	White	Sterling		Shower Floors	Sterling Prefab shower pans for Front Load
Flooring- Non Wet Areas	Vinyl or Carpet	Per Color Scheme	Shaw	Level 1 Vinyl throughout, Level 1 Carpet at Stairs	Throughout	Stairs Carpet 5.5lb 7/16 Rebond Pad
Flooring -Secondary Bath Shower Floors	Prefab tub/shower units	White	Sterling		Shower Floors	Sterling Prefab tub/shower units for all secondary tub/showers
Flooring- Wet Areas	Tile	Per Color Scheme	Shaw	Level 1 Tile	2nd Floor Bathrooms	
Floor Tile Underlayment	N/A	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 Gloss Semi-	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 Gloss Semi-	N/A	N/A	N/A	
Interior Doors - 1st Floor	6'8" - 6-Panel Textured	Shell White Gloss Semi-	Colonist Masonite	Hollow Core	Per Plan	
Interior Doors - 2nd Floor	6'8" - 6-Panel Textured	Shell White Gloss Semi-	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 Gloss Semi-	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 Gloss Semi-	Florida Paints	N/A	Stairs and Landing	1648 Model gets Handrail and Spindles at 1st FL
Stair Finish Material	Level I Carpet	Per Color Scheme	Shaw	Per line-up		
Backsplash - All Baths (Front Load THs)	Quartz 4"H	Per Selection	Quartz	2cm	All Baths	
Backsplash - All Baths (Rear Load THs)	N/A	N/A	N/A	N/A	All Baths	
Backsplash - Kitchen	Tile	Per Selection	Per lineup	Level 2	Kitchen	
Wall Tile - Listellos	Optional	Per Color Scheme	Shaw/Emser	Varies (See Color Selections)	Master Shower	
Wall Tile - Master Bath Showers	Level-2 Backsplash Material	See Details	Shaw	4"x16"	Shower Walls Height 7' from finished floor	TG45E (color 501)
Wall Tile - Secondary Baths	N/A	N/A	N/A	N/A	Shower Walls Height 7' from finished floor	Prefab Units Standard
Division 10-Shelving						
Shelving	Ventilated Wire	White	Rubbermaid or Equivalent	Ventilated Wire	12" Rod & Shelf, 16" Pantry, 12" Linen	Additional wire shelving on one wall at Master Bedroom Closet, per plan
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	STD	Stainless Steel	Samsung	Per Comm	Kitchen	30" Free Standing
Range Hood - With Gourmet Kitchen Only	N/A	N/A	N/A	N/A	N/A	
Refrigerator	STD	Per Buyer Selection	Samsung	Per Comm	Kitchen	
Utility - Dryer	STD	Per Buyer Selection	Samsung	Per Comm	Utility Room - Per Plan	
Utility - Washer	STD	Per Buyer Selection	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	Standard	Per Color Scheme	Timberlake ORIGINS	Level A - Per Selection	Kitchen / Bathrooms / Other	
Cabinets	Level A	Per Selection	Timberlake ORIGINS	42" Uppers	Kitchen / Bathrooms / Other	
Cabinets In Utility room	N/A	N/A	N/A	N/A	N/A	
Countertops - Kitchen	Quartz 3cm	Per Selection	Quartz	Standard Quartz Edge Selection	Kitchen	
Countertops - All Baths (Front Load THs)	Quartz 2cm	Per Selection	Quartz	Standard Quartz Edge Selection	All Baths	
Countertops - All Baths (Rear Load THs)	N/A	N/A	N/A	N/A	All Baths	
Crown Moulding at Top of Kitchen Cabinets	N/A	N/A	N/A	N/A	Kitchen	
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 2" Faux Wood	White	TBD	Per Selection	Windows Only (No SGDs)	(Operable Windows Only)
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 Align pullout faucet	Spot Stainless Resistant	Moen	5923SRS	Kitchen	
Faucets - Master Bath	Moen Genta	Brushed Nickel	Moen	6702BN	Master Bath	
Faucets - Master Bath Shower Fixture	Moen Genta	Brushed Nickel	Moen	T2472EPBN	Master Bath	
Faucets - Secondary Bath	Moen Genta	Brushed Nickel	Moen	6702BN	Secondary Baths	
Faucets - Secondary Bath Shower Fixture	N/A	N/A	N/A	N/A	Secondary Baths	
Faucets - Secondary Bath Tub/Shower	Moen Genta	Brushed Nickel	Moen	T2473EPBN	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	Single Basin - Undermount	18 ga Stainless Steel	Sterling/Kohler	Sterling Ludington	Kitchen	
Sinks - Laundry Tub	N/A	N/A	N/A	N/A	N/A	

Sinks - All Baths (Front Load THs)	Undermount	White	Miratec	W-1813	All Baths	
Sinks - All Baths (Rear Load THs)	N/A	N/A	N/A	N/A	All Baths	
Sinks - Veggie	N/A	N/A	N/A	N/A	N/A	
Toilet (Standard or Elongated):	Elongated	White	Sterling or Equal	402321-0 WindhamT or Proflo Seat: 4774-0 Brevia	All Baths	
Tubs - Master Garden/Soaker Tub	Per Plan	White	Sterling	Lawson Oval Drop In	Per Plan	
Tubs - Secondary Bath	Sterling	White	Medley	71370110/20	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	Yes	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	Z-Wave	Per Plan	Note: Smart RENT pkg change to Z- wave
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	Carlson		Per Electrical Plan	Skybell
Electric Service Panel Amps.	per plan	Grey	Square D	Per plan	Per Electrical Plan	
Light Switches	Rocker	White	TBD	TBD	Per Plan	
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"	Per Plan	
Lighting at Foyer (two story foyer)	N/A	Recess - White Decorative - Nickel	Recess - TCP Decorative - Kichler	6" Recess Can Light 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	
Lighting at Kitchen	Flush Mount LED	White	Elite Lighting	RL677 - 6"	Per Plan	
Lighting at Master Bath	Flush Mount LED	White	Elite Lighting	RL677 - 6"	Per plan	
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"	Per Plan	
No. of Exterior Ceiling Fan Prewires	N/A	N/A	N/A	N/A	N/A	
No. of RG6 TV Prewires	Qty 4-5 (per plan) at Standard Height	White	N/A	N/A	All Bedrooms, Fam Room	
No. of Category 5 Phone Prewires	Qty 1	White	N/A	N/A	Master Bedroom	
No. of Interior Ceiling Fan Prewires	Qty 4-5 (per plan)	N/A	N/A	N/A	All Bedrooms, Fam Room	With Separate Switch. Fan and Light Kit Included
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	N/A	
Toe Kick Lighting in Bathrooms	N/A	N/A	N/A	N/A	N/A	
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 Rent Package: 620 kwikset smart lock, 2GIG GC2 hub or equal, doorbell video camera by Alarm.com, honeywell z-wave thermostat. 36-month service by Alarm.com	Standard	NA	NA	NA	Per Package	Does not include z-wave light switches. VDB770 Alarm.com
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 Created to match Sutton Fields with Energy Star features required by City of Mount Dora.	10/28/2024	AL
	Update house wrap & wall sheathing and, fence height, water heater and fiber optic	11/17/2024	AL
	Update roof sheathing due to wind speed code requirements	1/24/2025	AL