

Capitol Building & Construction Co.	Other Builders
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<u>ENGINEERING AND SITE</u>	<u>ENGINEERING AND SITE</u>
Land Graded and Filled for standard, x-zone, 80'x125' home site, per Builder's Inspection	Land preparation not included/extra charge
Concrete entry walk & 16' wide driveway w/culvert pipe	Culvert pipe not included/extra charge
Charlotte County Building Permit	Building Permit fees not included/extra charge
Charlotte County Impact Fees	Impact fees not included/extra charge
Charlotte County Utilities Water Connection	Water Impact fees not included/extra charge
Charlotte County Utilities Standard Sewer Connection	Sewer Impact fees not included/extra charge
Survey, Site Plan, Engineering Certification	Engineering fees not included/extra charge
Plans fully customizable or custom plans welcome	Plan changes are limited. Must build from stock plans

<u>STRUCTURAL and EXTERIOR</u>	<u>STRUCTURAL and EXTERIOR</u>
Concrete Block Construction exterior walls	Some exterior walls are wood framed
Interior 2"x4" Framed Walls. 16" on center	24" on center interior framing
Architectural Dimensional (multi-layer) Roof Shingles	Three tab (single layer) shingles
Gutters installed on Front Facade of home	Gutters not included/extra charge
Cementitious Stucco Finish (multi-layer)	Single layer texture applied
Raised Stucco Trim on front façade	Flat trim around front windows
Exterior painted to owner's desire using 3 color method	Limited color selections. Additional colors are a charge.
Brand Name Paints used	Generic/non-brand name paint used
Choice of Front Facade Styles, per plan	One facade style only
Under roof lanai with ceiling fan	Lanai needs to be added on at extra charge
Front of Home Landscaping Package.	Landscaping not included/extra charge
Bahia Sod and Tree Points for 80'x125' home site	Tree Points not included/extra charge

<u>INTERIOR</u>	<u>INTERIOR</u>
Volume Ceilings, per plan	Lower ceilings are used
Coffered Ceilings, per plan	Flat ceiling
Porcelain Glazed Tile Flooring throughout	Tile in just kitchen and baths. Carpet elsewhere
Interior Walls Painted A Color of Buyer's Choice	White is standard. Color is a charge.
Energy Efficient R-30 Ceiling Insulation	Lower R factor insulation used
Energy Efficient R-5 on exterior walls	Lower R factor insulation used
Energy Efficient R-13 between garage and home	Lower R factor insulation used
5 1/4" Trim Baseboards	3 1/4" trim baseboards
Marble or Travertine Interior Window Sills	Drywall or wood window sills

<u>DOORS AND WINDOWS</u>	<u>DOORS AND WINDOWS</u>
Aluminum Dual Pane Low-e Windows w/Screens	Single pane windows used. No Low-e coating
Impact Glass Windows	Windows require storm shutter panels
Decorative Glass Front Door	Solid/Non-Glass Front Door
Brushed Nickel Door Hardware including Lever Handles	Chrome or brass. Knobs instead of levers
Fiberglass Exterior Doors, 6'8" or 8', with Deadbolts	Steel doors used that can rust and are less energy efficient
Automatic Garage Door Opener	Opener not included/extra charge

Features are subject to change without notice. 7/1/18

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<u>KITCHEN</u>	<u>KITCHEN</u>
Raised Panel Wood Kitchen Cabinets with Hardware	Particle board or laminate cabinets used. No hardware
36" tall Kitchen wall cabinets. Optional 42" available too.	30" tall Kitchen wall cabinets
Granite Countertops. Stainless Under Mount Sink	Laminate counters used. Drop in sink
French Door Refrigerator, Smooth Top Range, Microwave Hood, Dishwasher, Garabge Disposal.	Refrigerator not included/extra charge. French door refrigerator extra charge. Coil top range and standard vent hood included.
Energy Star appliances	Non energy efficient/rated appliances used
Choice of Stainless Steel, Black, or White Appliances	Stainless Steel is an extra charge

<u>BATHS</u>	<u>BATHS</u>
Raised Panel Wood Bath Cabinets with hardware	Particle board or laminate cabinets used. No hardware
Adult Height Cabinets (36" height)	Lower 30" high cabinets used.
Granite Countertops. Under Mount Ceramic Sinks	Laminate counters used. Drop in sink
Cement Board in shower and tub tile areas	Standard drywall is used
Ceramic Tile, with Accent Band, in shower and tub	Plastic insert used. Accent band extra charge
Vanity Mirrors. Medicine Cabinets. Ceramic Soap Dishes Brushed Nickel Towel Bars and Paper Holders	Not included/extra charge

<u>PLUMBING</u>	<u>PLUMBING</u>
Brushed Nickel Plumbing Fixtures in kitchen and baths	Chrome fixtures used
PEX Waterlines plumbed overhead	CPVC pipe used. Installed in slab.
Elongated toilets	Smaller, round toilets are used
Three Outside Hose Bibs	One or two hose bibs included
50 Gallon Water Heater	Smaller 30 or 40 gallon water heater is used
Laundry Sink	Laundry sink not included
Refrigerator Water Line	Not included/extra charge

<u>ELECTRICAL</u>	<u>ELECTRICAL</u>
200 AMP Electric service	Lower AMP Electric service
Underground Electric from Pole to Home	Overhead wires not aesthetically pleasing
Ceiling Fans and/or Light Fixture allowance, per plan	Not included/extra charge
Pre-wire for Telephone (2) and Coaxial Cable (5)	Not included/extra charge
Door Chime	Not included/extra charge
Rocker Style interior switches	Standard style interior switches

<u>HEATING, VENTILATION, A/C</u>	<u>HEATING, VENTILATION, A/C</u>
16 SEER Air Conditioning System	Lower SEER Air Conditioning System
All Ducting is Insulated and Mastic Sealed	Not sealed allows air leakage
Ducted Returns in bedrooms	Above door pass throughs used. Transmit noise and light

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