



# COMMUNITY FEATURES LIST

## Build On Your Lot - Platinum Series

Created: May-23-2019

### Construction Features

- Structural Design Per Florida Current Building Codes and Design Standards
- ☑ Double Row Steel & Concrete Bond Beam
- ☑ Plywood 5/8" (19/32) Roof Sheathing (no particle board)
- Concrete Slab on Grade with Steel Reinforcement and Fibermesh Concrete
- Sentricon Termite Treatment and Control System - 1 year service included
- Concrete Block Construction with Concrete and Steel Reinforcement
- Professionally Engineered Roof Trusses with Hurricane Straps
- Concrete Based Textured Exterior Wall Finish
- ☑ Built In Pest Control Delivery System Installed

### Exterior Features

- Concrete Tile Roof System, Choice of Flat or Roll Style and Select Colors

### Utilities & Impact Fees

- Client to Provide Water and Sewer Service to Home Site. (Allowance \$4,400 for Impact Fees, Meter, etc)

### Exterior Features

- Sherwin Williams Loxon Acrylic Exterior Paint on Exterior Walls of Home
- ☑ PGT Impact Glass Windows, Sliding and Glass Doors - all openings except front door
- Wind Rated Garage Doors with Remote-Controlled Openers (2 remotes)
- Paver Driveway, Front Walks and Rear Covered Patio Floor
- Concrete Pavers from Builder's Selection of Shape and Color. Allowance - 35 liner feet of driveway, width determined by number of garage doors and plan
- Exterior Garden Hose Connections (3)
- Professional Design Landscape Package, per Code Requirements - (Allowance \$4,000)
- Fully Sodded Home Site, Floratam Sod - (Allowance \$1,500)
- ☑ Automatic Underground Irrigation System, Irrigation Water supplied by Well and Pump or County Water.
- Exterior GFI Electric Outlets (2)
- ☑ Fiberglass Raised-Panel 8' Front Doors with Clear Impact Glass Single Lite Sidelites - per plan

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- Underground Connection to FPL Supplied Electrical Power, Supplied by Client
- Natural Gas or Propane Systems If Available May Be Added At Additional Cost

### Utility Room and Garage

- ☑ **White Raised Panel Foil Utility Room cabinets w/ Drop in Laundry Tub**
- ☑ **Granite/Quartz Counter Top on Base Cabinets in Utility Room**
  - **Drop Down Stairs to Attic Area**
  - Lighting Provided for Garage and Utility Room
- ☑ **Garage Floor Concrete Finished Covering - Sherwin Williams Xylene Stain**

### Gourmet Kitchens

- ☑ **Kitchen Craft (GHO Level 3 Selections) Kitchen Cabinet Series w/ Wood Dove Tail Drawers & Soft-close Drawers (not available in painted finishes)**
- ☑ **Kitchen Cabinets feature Crown Molding, Glass Doors, Light Valance and Upgraded Layout - per plan**
- ☑ **Granite or Quartz Kitchen Counter Top, with 4 inch back splash, layout per plan (GHO Level 1 Selections)**
  - Kitchen Faucet: Pull Out Spray - Stainless Steel Finish
  - **Stainless Steel Undermount Kitchen Sink 70/30 Split**
- ☑ **GE Stainless Steel Finish Appliance Package**
- ☑ **GE Refrigerator: 27 cft French Door SS Style Profile Series - EStar**
- ☑ **Kitchen Island Wrap - Door Panel Knee Wall with Furniture Base**
- ☑ **GE Wall Oven: Profile Series Electric Double Oven, Convection Upper**
- ☑ **GE Dishwasher: Profile Series/ Multi-Cycle, Steam - Energy Star Rated**
- ☑ **GE Microwave: Profile Series Installed Over Range**
- ☑ **GE Range: Profile Electric Cook Top- Clean Design**
  - Flooring: Ceramic Tile in Kitchen and Breakfast Rooms per plan
- ☑ **Natural finish wood open shelving in Pantry**
  - Recessed HiHat Lighting - per plan

### Luxury Bathrooms

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- ☑ Granite or Quartz Bath Vanity Top with White Under-Mount Sink - all baths
- ☑ Oversized Walk-In Roman Showers - per plan
  - Clear Glass Shower Enclosures or Glass Panels - per plan
- ☑ Wood Raised Height Vanities (GHO Level 2 Selections)
  - His and Her Separate Vanities and Sinks - per plan
- ☑ Drop in Acrylic Master Bath Roman Tub with Wood Wrap and Granite Tub Deck Top
  - Enamel Steel Tub/Shower combo in Secondary Bathroom(s)
- ☑ Ceramic Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Packages with Listello Features in All Baths (GHO Level 3 Selections)
- ☑ Bathroom Faucets and Fixtures (Brushed Finish)
  - Elongated White Toilets in all Bathrooms
  - Clear Glass Windows in all Baths with Frosted Windows Option
- ☑ Decorator Wall Mount Light Fixtures in Master Bathroom, per plan
- ☑ Wood Trim Framed Mirrors to Match Vanity Cabinets - all bathrooms (per plan)

### Interior Appointments

- ☑ Raised Two-Panel 8" Interior Doors with Oversized Door Casing and Baseboard
- ☑ Crown Molding in Foyer, Great Room/Family Room, Kitchen, Living Room, Dining Room and Master Bedroom - perimeter of room only/ layout per plan
- ☑ Built-In Bar Base Cabinets with Granite or Quartz Counter Top, on select plans (Match Kitchen - per plan)
  - Solid Surface White Window Sills Throughout Living Area
- ☑ Designer Three Tone Interior Paint Upgrade - Choice of 1 Main Color, 1 Accent Color and White Trim & Ceilings
- ☑ Porcelain Tile Flooring in Foyer, Kitchen, Halls, Great Room or Family Room & Living Room, Dining Room and Utility Room - layouts per plan (GHO Level 3 Selections)
  - Designer Flooring Collection - Choice of Select Oversized Ceramic Floor Tile
  - Wall-to-Wall Carpet in Choice of Designer Colors in all Bedrooms and Den (GHO Level 2 Selections with upgraded carpet pad)

### Interior Design Features

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- Flex Plan Design -- offering many possible options for your lifestyle
- ☑ **Rounded Interior Wall Corners, Excluding Windows, Doors, Sliding Glass Doors, Bathrooms, Garages, Ceilings and Closets - per plan**
- Flat Volume Ceilings - Minimum over 9feet High (per plan)
- Designer Knockdown Texture on Ceilings
- Air-Conditioned Walk-In Closets - per plan
- Designer Arches, Niches and Pot Shelves - per plan
- ☑ **Natural finish wood open shelving in all closets, per plan**

### Electrical Specifications

- Recessed HiHat Lighting in Kitchen, Halls, Covered Entry and Patio
- Ceiling Fan Pre-Wire in all Bedrooms, Den and Great Rooms and Patio
- Walk-In Closet Lighting - per plan
- Decorative Rocker Type Switches
- Pre-Wired for (3) Phone Outlets in Home
- ☑ **Pre-Wired Outlets for Cable Television in Great Room or Family Room & All Bedrooms**
- ☑ **Brass Floor Outlet in Great Room or Family Room**
- Front Exterior Coach Lights, per plan

### Energy Efficient & Safety Features

- ☑ **High Efficiency Air Conditioning System - 16 SEER / Straight Cool / Sized Per Home**
- HVAC AC Filter Access Located at AC Unit or in Adjacent Side-Wall for Easy Access - per plan
- ☑ **NEST Next Generation Learning Thermostat**
- ☑ **Attic Spray Foam Insulation**
- Energy Efficient R4.1 Concrete Block Wall Insulation
- Energy Efficient R11 Garage to House Wall Insulation
- ☑ **Dual Pane Low E Coated Glass on Windows / Sliding Glass Doors**
- **80 Gallon Electric Hybrid Hot Water Heater Includes with Platinum Features - If optional Gas (Natural or Propane) purchased, buyers have choice of 80 Gallon Gas Water Heater or a Gas Tankless Water heater System.**
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code

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### Lot Prep and Soil

- Density Testing by Builder
- **Basic Site Scraping, Grading and Min. Import Fill Included**
- Added Import Fill or As Required to Raise Elevation of Home will be Additional Charge

### Buyer's Responsibility

- Soil Testing/Borings
- **Client Supplied Home Site**
- De-mucking, Compaction or Other Lot Prep Work or Special Circumstances Work if Required
- Pool, Pool Deck, Screen Enclosure, Fencing
- Any specification changes, plan changes, materials or additions required or specific including, bonds, review fees, landscape architects and the like as required by the community association association or architectural review board.



**GHO Homes sets a higher standard in appointing our homes. The features that set us apart from other builders are our Ultimate Features - denoted by the check mark icon - which come standard in each of our homes.**

Additional Tailor Made home design options to choose from include built-in entertainment centers, wet bars, screened-in pools and luxurious finishes and upgrades. From flooring to cabinetry and custom room designs, we've made it easy and affordable to realize your dreams.

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