

# CLUB SERIES



## HOMEOWNER WARRANTIES

**10-Year limited structural warranty coverage from Home Buyers Warranty VI Corporation**

1-Year limited Homeowner's warranty coverage from First Dartmouth Homes

## FOUNDATION AND MASONRY

**High profile "Dartmouth" exterior banding and decorative details where shown on construction plan**

Note: For homes with side-yard or rear-yard elevations exposed to public thoroughfares or golf courses, additional "Dartmouth" exterior banding will be required around windows and doors exposed to the side-yard or rear-yard, at an additional cost to the customer.

Steel reinforced concrete foundation

Concrete slab reinforced with fiber additives

Termite soil treatment and vapor barrier under slab

## INSULATION & FRAMING

Blown R-30 fiberglass insulation over all living areas to meet or exceed Florida energy codes

R-19 batt insulation for 2 x 6 or R-11 for 2 x 4 exterior frame walls

Hi-Perm foil-backed insulation on all living area exterior block walls

**Expanded foam sealant over all draft points**

## WALLS & CEILINGS

Interior walls of 1/2" light texture drywall

Knockdown finished drywall interior ceilings throughout

5/8" soffit board with knockdown finish on lanai and exterior entry ceilings

Cement board used in all critical wet areas

## TRUSS & ROOF SYSTEMS

NTRMA/FRSA System 2 tile application system, mechanically fastened with ceramic screws

Engineered truss system per home design

**Group 2 cement roof tile (clay tile at Riviera Dunes)**

## HEATING & AIR CONDITIONING

**High efficiency 12-SEER air conditioning and heating (HVAC) system engineered per home design (gas heating systems in natural gas communities)**

HVAC supply in walk-in closets as per plan

Gas water heating system engineered per home design (in natural gas communities)

## INTERIOR & EXTERIOR PAINT

**One (1) coat of primer applied to exterior walls plus one coat of acrylic latex paint, includes manufacturer's warranty, color selection from approved First Dartmouth palette**

**One (1) coat of primer on interior walls plus one (1) coat flat, latex acrylic paint, choice of one color from approved First Dartmouth palette**

"Dartmouth White" latex paint with flat finish applied to interior ceilings per construction plan

One (1) finish coat of "Dartmouth White" paint over primed interior wood trim

"Dartmouth White" acrylic latex paint applied to exterior ceilings

## DOORS, TRIM & HARDWARE

**Smooth Star entry door(s) per plan**

Schlage "F" Series entry door handleset with manufacturer's 10-year finish warranty

**Insulated composite exterior secondary doors and/or French secondary doors engineered with dent and scratch resistance (where shown on construction plan)**

**Smooth hollow core 6' 8" interior doors with Schlage bright brass hardware**

**Smooth finish 6'8" hollow core bi-fold doors**

**5-1/4" "Dartmouth Profile" baseboard throughout**

**3-1/4" "Dartmouth Profile" casing throughout**

**"Bird's Nest" design iron balustrades with wood handrails at stairs or drywall kneewall with wood cap in two-story homes where shown on construction plan (optional railing system at bridges)**

Single and double tier ventilated shelving with free slide rods in master bedroom walk-in closet per plan

## WINDOWS & SLIDING GLASS DOORS

**White aluminum windows with insulated tinted glass**

**Insulated, tinted sliding glass doors with double locking mechanisms (not to exceed 8' height) per construction plan**

**Interior solid surface window sills in white**

Front elevation window design with muntin bars per construction plan

Screens on sliding glass doors and windows not opening onto screened areas (except pocketing and 90 degree sliding glass doors)

## ELECTRICAL & LIGHTING

Open trim can lights with white baffles

Surface mounted lighting in bedroom walk-in closets

Ceiling fan outlets in bedrooms, den/study, living or grand room and lanai per construction plan

Copper wiring throughout

Exterior weatherproof outlets where shown on construction plan

**Security system to include one (1) keypad and contacts at all operating windows and doors**

## HOUSEHOLD APPLIANCES

**Jenn-Air® appliance package to consist of: 30" Electric Smooth Black Glass Cooktop, Recirculating Black Microwave/Hood, 30" Stainless Steel Electric Oven (installed under cooktop), Dishwasher with Stainless Steel Exterior finish and Deluxe Counter-Depth Refrigerator with Ice and Water Dispenser in Black Textured Finish**

**Maytag 16-cycle washer and 7-cycle dryer**

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## CARPET & FLOOR COVERINGS

**Stain resistant Group 2 premium carpeting in choice of colors**

6 lb. 7/16" premium pad under carpeting

Carpeted stairs in two-story homes

**Group 3 ceramic tile flooring in kitchen, breakfast nook and foyer**

**Group 2 ceramic tile in laundry and all baths**

## PLUMBING & FIXTURES

**American Standard fixtures & faucets**

**Towel bars, towel rings and paper holders in chrome finish to complement standard faucetry as per plan**

**Non-tub showers featuring glass enclosures with chrome color aluminum frame per construction plan**

**18 gauge stainless steel undermount sink in kitchen**

**American Standard Hampton Series™ 8" widespread faucets in chrome with brass accents in master and powder baths**

**American Standard Hampton Series 4" mini widespread chrome faucets in secondary baths**

American Standard China elongated toilets in all baths, Americast tub in Tub baths, acrylic "Garden Tub" in Master bath, and China pedestal lavatory in Powder bath as per plan

66-Gallon electric or 50-gallon gas water heater (in natural gas communities)

**Refrigerator ice maker line with "Hansen Box" and oversized copper line for optional future reverse osmosis water line**

"Hansen Box" at laundry/utility room for washer hook-ups

Two (2) outdoor hose bibs where illustrated on construction plan (courtyard plans receive three outdoor hose bibs)

## Options & Upgrades

**The following Items are NOT standard, but are available for an additional charge:** Swimming Pool/Spa and Deck with Railing or Cage, Natural Gas or LP Fireplace with Marble Surround, painted or stone Mantle, Decorator Built-Ins and wet bars, Additional or Upgraded Appliances, Soft Water Loop and Expanded Privacy Wall, LAN or Ethernet Hubs and Wiring; Caller ID Visual Display Capability at Televisions, Channel Modulators MTS Stereo Surround Sound; Whole-House Signal Distribution, Home Automation Technologies; Home Theater/Stereo Pre-wiring and Audio-Visual Equipment, Intercoms, Home Office Telephone Systems; Media Center PC, Smart Panel installation. CGC002538

## CABINETS, VANITIES & TOPS

**Group 1, 3/4" GRANITE kitchen countertops with standard edge in choice of Builder approved colors**

**Solid surface countertops in white or biscuit with integrated white solid surface lavatories in baths**

**Kitchen cabinetry with raised panel maple or oak doors and drawers, metal glide system and 30" wall cabinets with single crown molding**

**Baths feature flat panel maple wood doors and drawers**

Choice of preselected hardware for all cabinetry

## GAS

**Natural gas drops at kitchen, laundry/utility room, HVAC and water heater (in natural gas communities)**

## GARAGE

**Epoxy coating on garage floor**

**Sand finish coat application to interior garage block walls**

**Garage doors with automatic opener and two (2) transmitters per household**

## FUTURE-READY HOME WIRING

**Structured Wiring Package including one (1) Cat 5 telephone outlet to each bedroom, kitchen, living and family room and one (1) RG6 television outlet to each bedroom and living room. Two (2) locations in the home may be upgraded to a Multi Media Port (2 RG6 and 2 Cat 5) for Roadrunner Ready access. All wiring is home run to a Panel Box.**

## LANAIS, DECKS, WALKS & DRIVES

**Lanais with acrylic topping over concrete slab**

**Second floor decks and entry with exterior grade PAVERS in Group 1 pattern and color selection as per plan in Riviera Dunes blend**

**Walks and drives with exterior grade PAVERS in Riviera Dunes blend**

## MISCELLANEOUS

Professional interior design consultation for color selections (6 hours total included, \$95/hour for each additional hour)

**\$2,500 retail Castle Hearth interior design allowance**

**\$750 retail decorative lighting allowance for: Foyer, chandeliers and bath fixtures. Applicable at Contractor selected showrooms only**

Construction plan approved by a licensed third-party structural engineer

## HOME SITE PREPARATION

All requisite building permit and impact fees

**All Site Preparation, land clearing, site grading, cutting of drives and walks, excavation, fill replacement, fill and tree removal, surveys, soil tests and mailbox requirements included.**

**Pre-designed landscape irrigation/sod package. Additional landscaping requirements included for corner lots are a customer responsibility and will be addressed as a Contract Addendum.**

The *Castle Hearth Design Studio* is available to assist you with furniture, accessories and interior design services.

***Bold-faced items represent features considered upgrades by most builders.***

Revised April 1, 2003.

Specifications subject to change without notice. Series specifications valid except as applies to speculative or model homes. Some specifications herein may vary with respect to construction requirements. Allowances stated are retail unless otherwise noted. Builder reserves the right to substitute for items of like quality.

