

SITE WORK

- Marion County building and health permits
- Marion County impact fees
- Lot clearing allowance
- Final grading for sodded areas
- **Allowance for St. Augustine sod**
- **Generous landscaping allowance**
- **Sprinkler system**
- Utility connections up to 40'

PLUMBING

- **Designer faucets**
- (3) Exterior hose bibs
- **Undermount stainless steel sink with sprayer**
- 50-gallon quick recovery, energy saving water heater
- Ice maker line in kitchen with shut off
- 1.5-gallon elongated toilets
- Washer hookup recessed in wall
- Interior water shut-off valve
- Ceramic tile showers
- **Garden tub in master bathroom (style per model)**
- **Laundry tub or sink per floorplan**

STRUCTURAL

- Concrete poured footer – 3,000 psi
- Concrete poured slab – 3,000 psi
- Six mil. polyethylene vapor barrier under slab
- 2" x 4" frame set 16" on center or concrete block construction
- Pressure treated wood where touching concrete
- 15/32" OSB sheathing on roof
- Fully vented aluminum soffits with aluminum fascia
- Termite pre-treatment

CENTRAL HEAT AND AIR

- Insulated duct work
- Energy-saving heat pump – 13 seer
- Air-adjustable registers in all rooms
- Cold air returns with filters per code
- **(3) Standard gas lines**

ROOF

- 30-year dimensional shingles
- Pre-engineered roof trussed set 24" on center

ELECTRICAL

- 200 amp service panel
- Copper wiring for all plugs and switches
- 220V outlet for dryer
- Front door chime
- **(5) TV jacks**
- **(5) Phone jacks**
- (3) Waterproof outdoor receptacles
- Exhaust fans in all bathrooms indoors
- Smoke detectors per code
- 1/2 H.P. garage door opener installed
- **Generous light fixture/fan allowance**
- Recessed can lights in the kitchen
- **Garbage disposal installed**
- **Pre-wired and installed ceiling fans in all bedrooms and main rooms**
- **Dimmer switches for all fans**

INSULATION

- Ceiling R-30 blown over living areas
- Cathedral ceiling T-30 batt
- Exterior wall and garage wall (interior side) R-11
- Poly-foam sealer at base plate, all corners and windows
- Sill seal under all bottom plates

INTERIOR FRAMING

- Interior dividing walls 2" x 4" studs or metal studs on 16" centers, builder's choice
- Wood backing for drapery rods and ceiling fans
- Fire blocking per code

WINDOWS AND DOORS

- Insulated, energy-efficient, single-hung windows
- Colonial windows
- **Insulated exterior French doors**
- Screens on all windows
- **Generous front door allowance**
- Solid core door between garage and living area
- Custom wood sills
- Single deadbolt on all exterior doors
- Colonial panel interior doors (painted)
- Painted casings and baseboards
- Attic access with light in garage
- **Designer glass in garage overhead door**
- Insulated fiberglass panel door with window for garage passage door

APPLIANCES

- **Glasstop-style cook-top**
- Built-in dishwasher
- **Microwave installed per floorplan**
- **Upgraded appliance allowance**

FLOOR COVERING

- Stain-resistant carpet over 9/16" high density 6# rebond pad
- Ceramic tile in baths, kitchen, nook, foyer and laundry
- **Upgraded floor covering allowance**

CABINETS

- **Designer wood cabinets with knobs and adjustable shelves**
- Thermo-foil cabinets in laundry per floorplan
- **Granite countertops in kitchen with undermount stainless steel sink**
- Sim-marble countertops in bathrooms
- Laminated countertop in laundry per floorplan
- Pantry with shelves
- Medicine cabinets per print

INTERIOR WALLS

- **10' ceilings – cathedral per print**
- Walls and ceilings are drywall with custom texture
- 2 coats of paint on interior walls
- 2-tone paint for ceiling and walls
- Bathroom wet areas have water-resistant drywall
- Garage walls and ceiling finished with drywall, custom texture and paint
- **Choice of additional wall color**
- **Upgraded base boards to 5 1/4" and door casing 3 1/4" Baby Howe**

DRIVEWAYS AND WALKS

- Concrete apron
- Concrete driveway

ADDITIONAL FEATURES

- **Spray-Crete® front entry**
- **Covered porch with Spray-Crete® Finish**
- **Side-entry garages (per plan)**
- **Decorative brick or stone per floorplan**
- 10-year third party warranty
- **Crown moulding throughout**
- Tray ceiling per floorplan
- Termite bond

**Features in bold are upgrades from the Woodland Collection. Features subject to change without notice.*

(352) 624-0120 • TOLL FREE: (800) 352-0758

WWW.ARMSTRONGHOMES.NET

CORPORATE OFFICE: 1415 SW 17TH STREET, OCALA, FL 34471



#CBC052226

The Leader in Value & Workmanship

ARM-013-08_04_08

