

SITE WORK

- Alachua County building and health permits
- Alachua County impact fees
- Lot clearing allowance
- Final grading for sodded areas
- Generous landscape allowance

PLUMBING

- Deluxe Delta® washerless faucets
- (3) Exterior hose bibs
- 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
- Water/sewer connection allowance

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

ROOF

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

WINDOWS AND DOORS

- Insulated energy-efficient single-hung windows
- Colonial windows
- Insulated sliding glass doors per plan
- Screens on all windows
- Fiberglass insulated front door with deadbolt
- 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
- Insulated fiberglass pass door in garage
- Kwikset® door hardware
- 16' wide x 8' high panel garage door with glass lites

STRUCTURAL

- Concrete poured footer – 3000psi
- Concrete poured slab – 3000psi
- Six mil. polyethylene vapor barrier under slab
- Soil termite treatment
- 2" x 4" frame set 16" on center
- Pressure treated wood where touching concrete
- 15/32" OSB sheathing on roof
- Fully vented aluminum soffits with aluminum fascia
- Continuous ridge vent on roof peak
- Hardie® Board Siding or equivalent - front elevation
- Cementitious coating per plan
- Wood railing on front porch

ELECTRICAL

- 200 amp service panel
- Copper wiring for all plugs and switches
- 220V outlet for dryer
- Front door chime
- (2) TV jacks
- (2) 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 allowance
- Recessed can lights in the kitchen
- Pre-wire for garbage disposal
- (2) Ceiling fans installed
- (3) Additional pre-wired ceiling fans on dual switches

INSULATION

- Ceiling R-30 blown over living areas
- Cathedral ceiling R-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

APPLIANCES

- Self-cleaning range
- Built-in dishwasher
- Lighted range hood

FLOOR COVERING

- Stain-resistant carpet over 9/16" high density 6# rebond pad
- Gold-level ceramic tile in baths, kitchen, laundry, breakfast nook and foyer

CABINETS

- Gold-level cabinets with knobs and adjustable shelves
- Crown moulding on kitchen cabinets
- Beveled edge laminated countertops in the kitchen
- Sim-marble countertops in bathrooms

INTERIOR WALLS

- 10' ceilings
- Walls and ceilings are drywall with knockdown texture
- 2 coats of paint on interior walls
- Bathroom wet areas have water-resistant drywall
- Garage walls and ceiling finished with drywall, custom texture and paint
- 2-tone paint for ceiling and walls

DRIVEWAYS AND WALKS

- 15' x 30' concrete apron
- Concrete driveway up to 45' long and width of garage door
- Concrete walkway from drive to covered entry
- Community sidewalks

ADDITIONAL FEATURES

- Covered back porch
- 10-year third party warranty
- Decorative edge stepped plant shelves per plan
- Termite bond
- Closetmaid® vented shelving in closets and pantry
- Glass shower door in master bath

*Features subject to change without notice.

Armstrong

HOMES

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

WWW.ARMSTRONGHOMES.NET

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

The Leader in Value & Workmanship

CAREFUL CRAFTSMANSHIP...

Pride in craftsmanship is often lost in the pursuit of profit in today's competitive building industry. Chris and Scott Armstrong, as second-generation owners, are committed to following their father's example of **"better done, not said"**. The success of Armstrong Homes is based upon the quality of the homes we build. We are committed to using the finest building materials and technologies in the construction of our homes. We take a tremendous amount of pride in the workmanship, supervision and accessibility that goes into each home that we build. In today's market, it is crucial to hire the right professional. The vision and commitment of the Armstrong Family is supported by a long list of prestigious awards and thousands of satisfied customers since 1978.

NOTES



(352) 624-0120 • TOLL FREE: (800) 352-0758
WWW.ARMSTRONGHOMES.NET
CORPORATE OFFICE: 1415 SW 17TH STREET, OCALA, FL 34471

The Leader in Value & Workmanship

#CBC052226