PRIMARY Spec Level: 1	Park Square Homes Broad Pointe Estates					
Community Specific Information	**Specs**	**Finish / Color**	**Brand Name**	**Model #**	**Location**	**Notes:**
Block Wing Walls	N/A	N/A	N/A	N/A	N/A	
Coach Lights	49926OZ Capanna Outdoor Wall Light, Clear Water Glass	Black	Kichler	Standard	Front Elevation	16"H
Community Fencing Specs	Per ARB Approval	N/A	N/A	N/A	N/A	
Exterior Decorative Railing Material	Per Plan	Powder Coated Black	Aluminum	N/A	Where needed	
Fascia/Soffit	Fiber Cement or Miratek over 2x6 Sub-Fascia, Vinyl Soffit	White	N/A	N/A	Soffit/Fascia	
Garage Door with high arc rails	32 Panel or per plan	Per Color Scheme	Clopay	#73 W5	Garage	Insulated
Gas or Electric	Gas	N/A	Teco	N/A	3 drops req'd: range, dryer, water heater	Electric Meter - Exterior Side of House/Garage
Windows	Single Hung – Vinyl	White/Bronze	Plygem	Plygem 1500 Vinyl	Per Plan	SGD - PGT Vinyl
Gutters	6" with 6" downspouts	Match Fascia/Soffit Color	N/A	N/A	N/A	
Hot Water Heater	Gas Tankless	White	Rinnai		Per Plan	
House Number Type	6" Plastic	Black	N/A	N/A	Column on porch viewable from road	
Landscape Requirements	$4800 / $5200, per plan	N/A	N/A	N/A	N/A	See 'Budget
Mail Box	Cluster Boxes	Per USPS	N/A	N/A	Per Site Plans	
Mono or Stemwall Foundation	Monolithic	Grey	2500 psi regular with fibermix slab/no fibremix for stemwall, or per structural engineer	Per Vendor	Slab	
Crawl	Min 30" tall, block and brick	Brick colors optional				
Roof Type (Shingle, Metal, Tile)	30 yr Architectural Shingle	Dual Black	IKO	Cambridge	Roof	Metal Roof Accents Per Plan, color 'Black'
Separate Irrigation Meter (Standard / Optional)	N/A	N/A	N/A	N/A	Per Site Plans	Individual
Sewer or Septic	Septic	N/A	N/A	N/A	N/A	
City Water/ Well	Well			1/2" pump		

Cable & Internet (Fiber Optic or Coax)	Fiber Optic	N/A	UltraFi FIBER-BROADBAND)	N/A	N/A	42x14x3.5 OnQ panel, 120 V duplex receptacle, 1" conduit with pull string from ONT panel to outside.

*Market Exceptions	Specs	Finish / Color	Brand Name	Model #	Location	Notes:
Siding	Per Plan	Per Color Scheme	James Hardie (or approved equivalent)	Exposure Per Plan Details	Exterior of Home	2nd Floor and Framed Gables
Ceiling Insulation	R-38	Batt/Blown			Ceiling	
Sealed Crawl space	R-19	Yellow	Spray foam		Exterior Foundation Walls	

Market Exceptions are items that deviate from the spec level defined and also shown below in BOLD

Division 2- Exterior						
Sod	Bermuda	N/A	N/A	N/A	Lot Boundaries per Survey	
Irrigation	N/A	N/A	Timer - RainBird	Std	Lot Boundaries per Survey	
Termite Protection with bond	Bait Stations	N/A	Centricon Bait Stations	Centricon Bait Stations	Around perimeter of home	
Exterior Balcony 2nd Floor Finish	N/A	N/A	N/A	N/A	N/A	N/A
Siding	Per Plan	Per Color Scheme	James Hardie (or approved equivalent)	Exposure Per Plan Details	Exterior of Home	2nd Floor and Framed Gables
Brick	Per Plan	Per Color Scheme			Exterior of Home	
Exterior Base and Trim Grade Paint	Acrylic	(1) Coat Acrylic Primer and (1) Coat Acrylic High Build Top Coat	Sherwin Williams	Exterior	Exterior	
Division 3-Concrete						
Front Driveway, Lead Walk, Finish	Concrete	Grey / Combo 'T'	Tremron or Equal	TBD	Front Driveway-per plan, Lead Walk- 3' wide per plan	Apron and ROW walks concrete
Front Entry Finish	Pavers	Grey / Combo 'T'	Tremron or Equal	TBD	Front Entry	
Rear Porch Finish	Pavers	Grey / Combo 'T'	Tremron or Equal	TBD	Rear Lanai-Per Plan (Includes Rear Stoops)	
Optional Garage Service Door Concrete Stoops	Concrete	Grey	2500 psi	N/A	Garage Service Door	

Poured Basement Walls	Concrete	Grey	per structural engineer			
Division 6-Framing						
Balcony Deck - 2nd Floor	N/A	N/A	N/A	N/A	N/A	N/A
Floor Decking	3/4" T&G OSB.	N/A	Huber	4x8 Advantech w/adhesive spray	On Top of Floor Trusses	
Stairs			RainBuster	345		
House Wrap	Barricade	N/A	Zip			
Interior Framing Walls	Wood Framing	N/A	Varies	2"x4" (1 1/2 x 3 1/2) #2,spruce interior, PT bottom plates, Yellow Pine- engineering	non load bearing walls 24" O.C., load bearing walls 16" O.C. unless noted otherwise	
Exterior Framing Walls	Wood Framing	N/A	Varies	2"x6", spf stud and plate material. SYP for headers	non load bearing walls 24" O.C., load bearing walls 16" O.C. unless noted otherwise	
Roof Decking	19/32" OSB	N/A	Varies	4x8 Sheets	Roof	
Wall Sheathing	7/16" OSB	N/A	Varies	4x8 Sheets	All Framed Exterior Walls	
Rear Deck	PT frame material, PT deck boards, optional trex or equivalent	green	Varies			
Division 7-Exterior Framing						
Basement Wall Insulation	R15	varies	varies		Interior of basement Walls	
Ceiling Insulation	R-38	Batt/Blown			Ceiling, attic knee walls as needed per plan	
Frame Wall Insulation	R-15/R-19	Brown Kraft Paper Batts			Exterior Frame Walls and Garage common wall	
Trusses	Per Plan	N/A		per plan	Roof/2nd or 3rdFloor	
Division 8-Windows, Garage Doors						
Garage Door Opener Pre-wire	Standard	N/A	N/A	N/A	Garage Ceiling	
Garage Door Operator on All Bays	Standard	N/A	Lift Master	3/4 HP	Chain Drive w/ Camera + Wi-Fi, Opener w/ 2 remotes	
Glass Block in Kitchen Per Plan	N/A	N/A	N/A	N/A	N/A	
Sliding Glass Doors	TBD	White/Bronze	PGT		Per Plan	SGD - PGT Vinyl
Windows	Single Hung – Vinyl Single Hung Mulled – VinylFixed – Vinyl	White/Bronze	MI	MI 3500 Vinyl	Per Plan	

Division 9-Interior Finish						
BaseBoard trim	1x8 primed	White Semi-Gloss	Sherwin Williams	SW	N/A	
Bath Accessories (Towel Bars, Toilet Paper Holders, Soap Dish)	N/A	N/A	N/A	N/A	N/A	
Interior Ceiling Finish	Smooth	Bright White Latex Flat	Sherwin Williams	SW	Ceiling	
Crown Molding	Optional	White Semi-Gloss	Sherwin Williams	7-1/4" Cove	Per Plan	
Wallboard at Wet Areas	Denshield or Equivalent	N/A		N/A	Behind all tub/shower tile areas	8' Height
Entry Door Hardware	Arlington Entry Handleset with Kwikset 620 Smart Lock	Satin Nickel	Kwik Set	Arlington / 620 Smart Lock	Front Door	
Interior Door Hardware	Dorian	Satin Nickel	Kwik Set	Lever	Interior Doors	
Door Hardware - Peep Sights	N/A	N/A	N/A	N/A		
Door Hinges - Exterior Doors	To match hardware finish selection	To match hardware finish selection	N/A	N/A	All Standard & Optional Exterior Doors	
Door Hinges - Interior Doors	Interior Hinges, Per Plan	To match hardware finish selection	N/A	N/A	Interior Doors	
Door Stops - Interior Doors	Stop / Door Guard Hinge Stops as Required	To match hardware finish selection	N/A	N/A	Top Hinge	
Drop Zones	Per Plan	Painted White Trim Materials	N/A	N/A	Per Plan	Wood Bench with 4 Coat Hooks
Entry Door	Per Plan Fiberglass Painted (Height per Plan)	Per Color Scheme	Therma Tru	Smooth Star	Front Door	
Exterior French Doors on Porch or Deck	Optional Fiberglass Single Lite French with Deadbolt	Per Color Scheme	Therma Tru	Per Plan	Lanai	
Fireplace	Gas	Black	Heartilator			
Fireplace mantle						
Flooring - Master Bath Shower Floors	Level-0	Per Buyer Selection	Shaw	Baker Street 2" x 2"	Shower Floors	
Flooring- Non Wet Areas	Level I Carpet	Per Color Scheme	Shaw	Collier Peak	Floor / Stairs	5.5lb 7/16 Rebond Pad
Flooring -Secondary Bath Shower Floors	Level-0	Per Buyer Selection	Shaw	Baker Street 2" x 2"	Shower Floors	Prefabricated shower pans per plan
Flooring- Wet Areas and Foyer	Tile - Level 1	Per Color Scheme	Shaw	17" x 17"	Foyer, Kitchen, Baths and Utility	
Floor Tile Underlayment	Crack Suppression	N/A	Pro-Flex		All Tile Floor Areas	
Garage - Floor	Concrete Smooth Finish	N/A	N/A	N/A	N/A	
Garage Block Walls (Inside Garage)	Painted	Shell White Latex Flat	Sherwin Williams	SW	N/A	

Garage Ceiling	5/8" Drywall with Knockdown Texture	Shell White Latex Flat	Sherwin Williams	SW	Ceiling	
Garage to House Door	Solid Core 2-Panel Square Top	White Semi-Gloss	Masonite	Solid Core	Per Plan	
Garage Side Service Door Per Plan	Opt. 2868 FBG. 6-Panel w/Deadbolt	Per Exterior Color Scheme	Therma Tru	Smooth Star	Garage	With Concrete Stoop
Interior Door Casing	1x4	White Semi-Gloss	N/A	N/A	N/A	
Interior Doors - 1st Floor	6'8" - 2-Panel Smooth Square Top	White Semi-Gloss	Masonite	Hollow Core	Per Plan	
Interior Doors - 2nd Floor	6'8" - 2-Panel Smooth Square Top	White Semi-Gloss	Masonite	Hollow Core	Per Plan	
Interior Kitchen and Bath Wall Finish	Orange Peel	Shell White Eggshell	Sherwin Williams	SW		Eggshell bathrooms, only
Drywall Wall Corners	Square	N/A	N/A	N/A	All Drywall Outside Corners	
Interior Wall Finish (Non Wet Areas)	1/2" Drywall smooth	Shell White Flat	Sherwin Williams	SW	All Framed Walls	
Wall Cap - 1/2 Walls (Other than Baths)	1 x Painted Wood w/Casing to Match Rest of Home	2230 SunHide Semi-Gloss	Sherwin Williams	N/A	Stairs, Interior Kneewalls	
Sills - 1/2 Walls at Bathrooms	Solid Surface	White	N/A	Square Edge	Bathrooms	
Drywall Niches	Drywall Wrap	Shell White 2756 Flat	Sherwin Williams	N/A	N/A	
Sills - Shower Curb Caps	Solid Surface	White	N/A	Square Edge	Showers	
Sills - Windows	Solid Surface	White	N/A	Square Edge	At Windows	
Stair Railing	6010 profiel red oak metal pickets square with twist	stain per floor color	Sherwin Williams	N/A	Stairs and Landing Per Plan	
Stair Finish Material	Oak stained	Per Color Scheme				
Backsplash - Material	tile- level 0	Per Selection	N/A	Per selection	Per Plans	
Wall Tile - Listellos	Optional	Per Color Scheme	Shaw/Emser	See Color Selections	Showers and Tub Surrounds	
Wall Tile - Master Baths	Level-1	White or Bone, Glossy or Matte	Per lineup	13"x13"	Shower Walls Height 7' from finished floor	
Wall Tile - Secondary Baths	Level-1	White or Bone, Glossy or Matte	DAL or Equivalent	13"x13"	Shower Walls Height 7' from finished floor	
Division 10-Shelving						
Shelving	Solid Wood	Stained	Cope Closet Concepts	Solid Shelving in Pantry with Ventilated Wood Shelving in Closets	Per Plan	Minimum 1 Row Double Shelves at Master Bed.
Shower Enclosure - Master Bath	75" Tall Frameless Enclosure 3/8" Clear Glass. Standard, per plan	match faucet color		3/8" Clear Glass	Master Bath	

Shower Enclosure - Secondary Bath - Tub/Shower	Shower Rod	match faucet color		N/A	Secondary Baths with Tub/Shower	Opt. 5' Bypass
Shower Enclosure - Secondary Bath - Shower	Enclosure 75" Tall	Chrome Frame Enclosure		1/4" 'Clear Glass	Per Plans	
Vanity Mirrors	42" Height	Square edge		Width Per Plan	Bathroom, Glued to Wall	
Division 11-Appliances						
Cooktop - With Gourmet Kitchen Only	Optional with Gourmet Kitchen or Per Plan	Stainless Steel	Samsung / Dacor	Per Community	Per Plan	36" or 48", per plan
Dishwasher	STD	Stainless Steel	Samsung	Per Community	Kitchen	
Microwave	STD	Stainless Steel	Samsung	Per Community	over range	
Range	STD	Stainless Steel	Samsung	Self Cleaning 30" Free Standing	Kitchen	
Range Hood - With Gourmet Kitchen Only	Optional with Gourmet Kitchen or Per Plan	Stainless Steel	Samsung / Dacor	Per Community	Kitchen, over Cooktop	36" or 48", per plan
Refrigerator	OPT	Per Buyer Selection	Samsung / Dacor	Per Community	Kitchen	
Utility - Dryer	OPT	Per Buyer Selection	Samsung	Per Community	Utility Room - Per Plan	Gas
Utility - Washer	OPT	Per Buyer Selection	Samsung	Per Community	Utility Room - Per Plan	
Wall Oven - With Gourmet Kitchen Only	Optional with Gourmet Kitchen or Per Plan	Stainless Steel	Samsung / Dacor	Per Community	N/A	Micro/Oven 'Only with Gourmet Kitchen Options
Division 12-Cabinets						
Cabinet Door Hardware	Optional	Per Color Scheme	Timberlake	Per Selection	Kitchen / Bathrooms / Other	
Cabinets	Level-0 Base	Per Selection	Timberlake	42" Uppers	Kitchen / Bathrooms / Other	
Cabinets In Utility room	Optional	Per Selection	Timberlake	42" Uppers, Base Cabs - Per Plan	Utility Room	
Countertops - Kitchen, M/bath and Sec Baths	Granite 3 cm	Standard Edge w/tile backsplash	N/A	Per selection	Per Plan	
Crown Moulding at Wall Cabinets	Optional	Per Buyer Selection	Timberlake	Level 1 or Level 2	Per Plan	
Full Depth Cabinets Above Refrigerator w/Side Panel	Optional	Per Selection	Timberlake	Per Selection	Kitchen	
Laundry Chute(s)	N/A	N/A	N/A	N/A	N/A	
Light Rail at Wall Cabinets	Optional	Per Selection	Timberlake	Level 1 or Level 2	Per Plan	
Raised Vanity(s) in Master Bath	Standard	N/A	Timberlake	Raises height 6" (28" - 34")	Master Bathroom	
Raised Vanity(s) in Secondary Baths	Standard	N/A	Timberlake	Raises height 6" (28" - 34")	Master Bathroom	
Division 13-Window Treatments						
Blinds	Optional	Per Selection	TBD	Per Selection	Operable Windows and S.G.D.s Only	
Division 14-Plumbing						

Exterior Hose Bibs	Minimum of 2	N/A	N/A	N/A	Per Plan	
Faucets - Bar or Veggie Sink	Optional	Chrome	Moen	Per Selection	Optional	
Faucets - Garden Tub Fixture	Moen Chateau	Chrome	Moen	Moen Chateau Deck Mount T990/4796	Master Bath	
Faucets - Kitchen	Moen Arbor	Chrome	Moen	7594	Kitchen	
Faucets - Master Bath	Moen Chateau	Chrome	Moen	4621	Master Bath	
Faucets - Master Bath Shower	Moen Chateau	Chrome	Moen	2352	Master Bath	
Faucets - Secondary Bath	Moen Chateau	Chrome	Moen	4621	Secondary Baths	
Faucets - Secondary Bath Shower	Moen Chateau	Chrome	Moen	L2352	Secondary Baths	
Faucets - Secondary Bath Tub/Shower	Moen Chateau	Chrome	Moen	L2353	Secondary Baths	
Garbage Disposal	1/2 HP	Stainless Steel	InSinkErator	Badger 5	Kitchen Sink	
Plumbing System	PEX	N/A	Uponor	N/A	Per Plan	
Sinks - Bar	Optional	18 - 20 ga Stainless Steel	Pelican	PL-V1815	Per Plan	more options available thru Kohler, Sterling, etc
Sinks - Kitchen	50/50 or 60/40 Undermount	18 ga Stainless Steel	Pelican	PL-VS5050	Kitchen	more options available thru Kohler, Sterling, etc
Sinks - Laundry Tub	Optional	White	Sterling	Latitude 995 (free standing or drop-in)	Laundry Room	
Sinks - Master Bath	Undermount	White	Pelican	PL-3059	Master Bath	
Sinks - Secondary Bath	Undermount	white	Pelican	PL-3059	Secondary Baths	
Sinks - Veggie	Optional	18 ga Stainless Steel	Pelican	PL-V1815	Per Plan	more options available thru Kohler, Sterling, etc
Toilet (Standard or Elongated):	Elongated	White	Sterling or Proflo	402321-0 WindhamT Seat: 4774-0 Brevia	All Baths	Optional Comfort Height
Tubs - Master Garden/Soaker Tub	Per Plan	White	Sterling	Lawson Oval 71331100	Per Plan	
Tubs - Secondary Bath	Per Plan	White	Sterling	Proforma 7104	Secondary Baths	
Tubs - Freestanding	Optional Per Plan	White	Kohler/Sterling or Royal	24001-0 Sunstruck 60"x34" / Royal Paloma FS-2051	Master Bath, per plan	Center Drain
Division 15-HVAC						
Supply Drops in Walk-in Closet & Owners Storage	STD	White	N/A	N/A	Walk in Closet, Owners Storage	
HVAC SEER Rating	15.2 SEER II	N/A	Trane	XR16 W/Variable Speed Air Handler	Per Plan	
Thermostat Type	Z-Wave	White	Honeywell	YTH8320ZW1007	Per Plan	Note: Smart Home pkg, Z-wave
HVAC System	Single Story - 1 Unit/2 zones. Two Story - 2 Units or 1 Unit/2 Zones	N/A	Trane	XR16 W/Variable Speed Air Handler	N/A	

Division 16-Electrical						
Bathroom Exhaust Fans	STD	White	TBD	TBD	Bathrooms	Separate from Lighting
Door Bell/Chime	Standard	White	Skybell		Per Electrical Plan	Alarm.com ADC-VDB770
Electric Service Panel Amps.	per plan	Grey	Square D	Per plan	Per Lot Service	
Light Switches	Rocker	White	TBD	TBD	Per Plan	Note: Smart Home pkg makes (2) Z-wave switches
Receptacles	Decora	White	TBD	TBD	Per Code	
Lighting at Dining	Hanging Fixture	Nickel	Kichler	See Fixture Package	Per Plan	
Lighting at Foyer (one story foyer)	Flush Mount LED	White / 5" dia	ARA LED	53005WH30	Per Plan	Color / Temperature '3000K
Lighting at Foyer (two story foyer)	Flush Mount LED	White / 5" dia	ARA LED	53005WH30	Per Plan	Color / Temperature '3000K
Lighting at Garage, Utility and WIC's	LED, per plan	White	Kichler	See Fixture Package	Per Plan (Garage, Utility and WICs)	
Lighting at Kitchen	Flush Mount LED	White / 5" dia	ARA LED	53005WH30	Per Plan	Color / Temperature '3000K
Pendants						
Lighting at Master Bath	Wall-Mounted	Nickel	Kichler	See Fixture Package	Over Vanity	
Lighting at Nook	Hanging Fixture	Nickel	Kichler	See Fixture Package	Per Plan	
Lighting at Powder Baths	Ceiling Mounted Fixture	Nickel	Kichler	See Fixture Package	Per Plan	
Lighting at Secondary Baths	Wall-Mounted	Nickel	Kichler	See Fixture Package	Over Vanity	
No. of Exterior Ceiling Fan Prewires	Per Plan	White	N/A	N/A	Lanai, Balcony	
No. of RG6 TV Prewires	N/A	N/A	N/A	N/A	N/A	see Fiber Optic Package
No. of Category 5E Phone Prewires	up to Qty(6) 2-Cat6a terminate RJ45, per plan	N/A	N/A	N/A	N/A	see Fiber Optic Package
No. of Interior Ceiling Fan Prewires	Qty 4	N/A	N/A	N/A	Per Buyer Selection	Each with 2 Switches
Number of Waterproof exterior electric outlets	Minimum 'Qty 2	N/A	N/A	N/A	Exterior Walls, Per Plan	
Security System	n/a	n/a	n/a	N/A	n/a	
Under Cabinet Lighting	Optional	TBD	Kichler or equal	LED Tape Lighting	Kitchen Cabinets	
Smart Home Package (Z-wave Deadbolt, Thermostat, (2) switches and Skybell Doorbell	Standard	N/A	N/A	N/A	Per Plan	
USB Outlets	Qty 2	White	TBD	N/A	Per Buyer Selection	Additional USB with Drop Zone, Per Plan
50 Amp EV Car Charger	STD	N/A	N/A	N/A	Garage	
Division 17-Pool						
Screen Enclosure	Optional	Per HOA requirements	NA	Per HOA requirements	Rear	

Approved:	Sales	Date	Purchasing	Date	Operations	Date
	Marketing	Date	Construction	Date	Design	Date

Revisions		