

**AMEK Homes**  
**EXHIBIT “C”**  
**STANDARD FEATURES-PREMIUM COLLECTION**

**1. Custom Designs**

- a) Architectural consultation**
- b) Customized floor plans**
- c) Elevations designed to specific community requirements**

**2. Countertops**

- a) Granite countertops in kitchen and all bathrooms (grade A or B)**
- b) Choice of granite slab**

**3. Cabinets**

- a) Forever Mark K series (plywood base, no particle board)**
- b) Raised-panel glazed maple cabinetry except laundry**
- c) Crown moldings with rope-styled trim in kitchen**
- d) Light rails and under-cabinet lighting in kitchen**
- e) Custom-designed staggered upper kitchen cabinetry**
- f) Full-extension, soft-close drawers in kitchen**
- g) Door and drawer knobs**
- h) Choice of color**

**4. Plumbing Fixtures**

- a) Moen Lifetime fixtures (Brandtford or Eva styles) in choice of finish (Oil Rubbed Bronze or Brushed Nickel )**
- b) Kohler Stainless Steel kitchen pull-out faucet # K596VS**
- c) Stainless Steel double bowl under-mount kitchen sink**
- d) White Kohler sinks in all bathrooms #2210**
- e) White Kohler elongated toilets in all bathrooms-Wellworth**
- f) Jetted whirlpool tub in master bath- Royal Imperial 5 or 6 foot as per plan**
- g) Walk-in tiled shower in master bath**
- h) White Kohler Sterling Performa tub as per plan**
- i) Garbage disposal- Insinkerator Badger 5**
- j) Ice maker line in kitchen and laundry**
- k) Full washer and dryer hook-up**

**5. Tile**

- a) Tiled backsplash in kitchen**
- b) Porcelain or ceramic tile flooring except in bedrooms, study and bonus room**
- c) Porcelain or ceramic tile with Dense-shield tile backer board on all shower walls, tiled to ceiling**
- d) Listello trim and ceramic corner shelves in showers**
- e) Decorative tiled insert at entry**
- f) Assistance with designs and selections at design center**

**6. Electrical**

- a) All decorative lighting fixtures (Seagull or equivalent) in choice of finish including Oil Rubber Bronze or Brushed Nickel
- b) Recessed lighting package
- c) Decora-styled switches
- d) 4 exterior weatherproof electrical outlets
- e) Pre-wire for pool- 30 AMP
- f) Pre-wire for ceiling speakers in family/great room, master and patio
- g) CAT-5 telephone jacks in bedrooms, study, bonus and kitchen
- h) RG-6 TV cable jacks in bedrooms, study, bonus and family/great room
- i) 200 amp electrical service
- j) Smoke detectors throughout

**7. Additional Interior Features**

- a) High volume ceilings up to 13ft 4in
- b) Coffered ceilings as per plan
- c) 5 ¼ inch crown molding as per plan
- d) 5 ¼ inch base boards
- e) 3 ¼ inch colonial door casings
- f) Hand-finished classic knock-down ceiling and wall texture
- g) Rounded or square drywall corners
- h) Architecture, arches, niches and columns as per plan
- i) Beveled-edge medicine cabinets as per plan
- j) Ventilated vinyl-clad shelving with continuous slide rod
- k) Kirkland Home or equivalent wood-framed vanity mirrors
- l) Laundry room cabinets and laundry tub
- m) Laundry room hook-up for second refrigerator with ice-maker as per plan
- n) Kent III Plus Dura-Weave carpet in bedrooms, study and bonus room in choice of color
- o) Finished garage walls

**8. Doors and Windows**

- a) 8ft glass-panel front entry doors with color theme hardware
- b) Colonial arched glass transom above front entry door
- c) Low-E 8ft sliding glass doors in bronze or white aluminum frame
- d) 8ft raised-panel interior doors and color theme hardware
- e) Double-paned glass
- f) Tustin French-styled door handles in choice of finish
- g) Glass blocks as per plan
- h) Low-E windows in bronze or white aluminum frame
- i) Colonial kits on front elevation windows
- j) Travertine marble window sills

**9. Fans**

- a) Interior ceiling fans with lights in white or bronze as per plan
- b) Exterior ceiling fans with lights as per plan

**10. GE Stainless Steel Appliances**

- a) Refrigerator #PSE26KSDSS
- b) Over counter microwave #PVM9215SFSS
- c) Dishwasher #GDT580SMFSS
- d) Electric slide-in range #JS630SFSS

**11. Security System**

- a) Complete security and smoke detection system with two keypads

**12. Paint**

- a) Sherwin Williams or equivalent paint package
- b) Interior: Master Hide flat paint for ceilings and wall primer. Two coats of Pro Mar 400 eggshell finish coat. Enamel trim: Pro Mar 200 gloss finish
- c) Interior four-color theme: Wall, ceiling, wall-accent, doors and trim
- d) Exterior: Loxon stucco primer and minimum of 6 mils of Dura Craft satin finish coat
- e) Exterior two-color theme: Two-tone theme subject to Plan Review Committee (PRC) approval

**13. Additional Exterior Features**

- a) Tiled roof with 6 in 12 pitch, in choice of color and profile
- b) Peel and stick underlayment for roof tiles
- c) Four-sided architecture: 4 to 6 inch flat stucco bands on side and rear windows and doors
- d) Architectural-profile window and door trim on front elevation as per plan
- e) Maintenance-free soffit with vented overhangs in choice of color
- f) CBS construction of exterior walls as per plan
- g) 6 inch seamless rain gutters on front and rear
- h) Decorative roadside mailbox and lot number sign on front elevation
- i) 4 exterior hose bibs
- j) Concrete-brick paver driveway
- k) Concrete-brick paver patio
- l) Steel Hurricane panels on non-impact windows
- m) Raised-panel, wind-rated garage door with automatic opener, 2 remote controls and one keypad

**14. Landscaping**

- a) Zoned irrigation system with timer
- b) St. Augustine Floratam sod
- c) Professional landscaping package

**15. Energy saving features**

- a) Natural gas piping throughout
- b) Low-E double-paned windows
- c) R-30 Ceiling Insulation
- d) R11 foam insulation in all exterior CMU walls of AC areas
- e) High-efficiency 16 SEER central air-conditioning system

- f) High-efficiency natural gas heating furnace
- g) 50 gallon gas hot water heater with recirculation system
- h) R-6.5 insulated ductwork
- i) Radiant Barrier plywood

**16. Other construction features and specifications**

- a) Construction procedures and practices comply with or exceed the building codes of the Florida Building Code
- b) Professional design and structural engineering
- c) Professional quality control inspections
- d) Surveys and soil compaction testing
- e) Site work for standard lot condition
- f) 3000 psi Reinforced Monolithic Concrete slab
- g) Boracare Termite treatment and bond
- h) 4-ply 5/8 inch CDX plywood roof sheathing
- i) Pull-down stairs to garage attic

**17. Included Fees and Costs**

- a) Viera's Plan Review Committee (PRC) fees
- b) All architectural and engineering fees
- c) Impact assessment fees at time of contract signing
- d) Cost of building permit
- e) Water and sewer fees

**AMEK HOMES: CBC 1251239**