

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) Raised-panel glazed maple cabinetry except laundry
- b) Crown moldings with rope-styled trim in kitchen
- c) Light rails and under-cabinet lighting in kitchen
- d) Custom-designed staggered upper kitchen cabinetry
- e) Full-extension, soft-close drawers in kitchen
- f) Door and drawer knobs
- g) 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) Moen Lifetime Stainless Steel kitchen pull-out faucet
- c) Stainless Steel double bowl under-mount kitchen sink
- d) White Kohler sinks in all bathrooms
- e) White Kohler elongated toilets in all bathrooms
- f) Jetted whirlpool tub in master bath
- g) Walk-in tiled shower in master bath
- h) Americast tub as per plan
- i) Garbage disposal
- 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 Durarock backing on all shower walls, tiled to ceiling
- d) Listello trim and ceramic corner shelves in showers
- e) Tiled shower niches as per plan
- f) Assistance with designs and selections at design center

6. Appliances

- a) GE Profile Stainless Steel double door freezer/refrigerator with ice maker
- b) GE Profile Stainless Steel gas or electric range
- c) GE Profile Stainless Steel microwave oven with vent to exterior
- d) GE Profile Stainless Steel dishwasher

7. 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
- 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

8. 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 II Plus Dura-Weave carpet in bedrooms, study and bonus room in choice of color
- o) Finished garage walls

9. Doors and Windows

- a) 8ft glass-panel front entry doors with color theme hardware
- b) Colonial arched glass transom above front entry door
- c) PGT 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) PGT Low-E windows in bronze or white aluminum frame

- i) Colonial kits on front elevation windows
- j) Travertine marble window sills

10. Fans

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

11. Security System

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

12. Paint

- a) Sherwin-Williams or equivalent paint package
- b) Interior: Premium flat primer and Premium finish coat
Enamel trim: Premium enamel gloss finish
- c) Interior four-color theme: Wall, ceiling, wall-accent, doors and trim
- d) Exterior: Premium masonry primer and premium 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) 24-Gauge Steel Hurricane panels on non-impact windows
- m) Raised-panel, wind-rated garage door with automatic opener, 3 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 Solarban 70 Energy Star-rated windows
- c) R-30 Ceiling Insulation
- d) R11 Polymaster foam insulation in all exterior CMU walls of AC areas

- e) High-efficiency 18-SEER Amana 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

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
- d) Cost of building permit
- e) Water and sewer fees

AMEK HOMES: CBC 1251239