

AMEK Homes
EXHIBIT “C”
STANDARD FEATURES- SELECT 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**
- b) **Choice of granite slab (grade A or B)**
- c) **One-piece cultured marble vanity tops in bathrooms**

3. Cabinets

- a) **Raised-panel maple cabinetry**
- b) **Crown moldings in kitchen**
- c) **Light rail moldings in kitchen**
- d) **Custom-designed staggered upper kitchen cabinetry**
- e) **Decorative door and drawer knobs**
- f) **Choice of color**

4. Plumbing Fixtures

- a) **Moen Lifetime chrome fixtures**
- 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) **Five foot soaking 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**
- k) **Full washer and dryer hook-up**

5. Tile

- a) **Ceramic tile with Durarock on all shower walls with custom listello border**
- b) **Ceramic tile flooring at foyer, kitchen, nook, laundry, bath floors and hallways**
- c) **Ceramic corner shelves in showers**
- d) **Assistance with designs and selections at design center**

6. Appliances

- a) **GE Stainless Steel double door freezer/refrigerator with ice maker**
- b) **GE Stainless Steel electric range**
- c) **GE Stainless Steel microwave oven**
- d) **GE Stainless Steel dishwasher**

7. Electrical

- a) Generous lighting allowance
- b) Recessed lighting package
- c) Decora-styled switches
- d) 4 exterior weatherproof electrical outlets
- e) CAT-5 telephone jacks in bedrooms, study, bonus and kitchen
- f) RG-6 TV cable jacks in bedrooms, study, bonus and family/great room
- g) 200 amp electrical service
- h) smoke detectors throughout

8. Additional Interior Features

- a) High volume ceilings as per plan
- b) Crown molding in main living areas
- c) 5 ¼ inch base boards
- d) Colonial door casings
- e) Hand-finished classic knock-down ceiling and wall texture
- f) Rounded or square drywall corners
- g) Architecture, arches, niches and columns as per plan
- h) Ventilated vinyl clad shelving with continuous slide rod
- i) Kirkland Home or equivalent wood-framed vanity mirrors
- j) Laundry room cabinets and laundry tub
- k) Plush carpet and padding
- l) Finished garage walls

9. Doors and Windows

- a) 8ft fiberglass front entry doors with glass insert and stainless steel hinges
- b) Colonial arched glass transom as per plan
- c) 8ft sliding glass doors in white aluminum frame with tinted glass
- d) 6' 8" raised-panel interior doors and color theme hardware
- e) Kwikset French-styled door handles in choice of finish
- f) Windows in white aluminum frame and tinted glass
- g) Colonial kits on front elevation windows
- h) White Carrera marble window sills

10. Fans and Security Systems

- a) Pre-wire for ceiling fans
- b) Pre-wire for security alarm system

11. Paint

- a) Sherwin-Williams Loxon exterior paint package or equivalent
- b) Interior: MasterHide flat paint or equivalent on walls and ceiling
Enamel trim: MasterHide gloss or equivalent on doors and trim
- c) Exterior two-color theme: Two-tone theme subject to Plan Review Committee (PRC) approval

12. Additional Exterior Features

- a) Tiled roof with 6 in 12 pitch, in choice of color and profile
- b) Four-sided architecture: 4 to 6 inch flat stucco bands on side and rear windows and doors
- c) Architectural-profile window and door trim on front elevation as per plan
- d) Maintenance-free soffit with vented overhangs in choice of color
- e) CBS construction of exterior walls as per plan
- f) Decorative roadside mailbox and lot number sign on front elevation
- g) 4 exterior hose bibs
- h) Concrete-brick paver driveway
- i) 24-Gauge Steel Hurricane panels on non-impact windows
- j) Raised-panel, wind-rated garage door with automatic opener, 2 remotes

13. Landscaping

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

14. Energy saving features

- a) 50 gallon hot water heater
- b) R-30 Ceiling Insulation
- c) R4.1 Foil backed vapor shield insulation on all exterior CMU walls of AC areas
- d) High-efficiency 14-SEER central air-conditioning system with 10KW heat strip
- e) R-6.5 Anti-microbial insulated ductwork

15. Other construction features

- a) Construction procedures and practices comply with or exceed the building codes of the Florida Building Code
- b) 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

16. 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

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