

**AMEK Homes**  
**EXHIBIT “C”**  
**STANDARD FEATURES-SHOWCASE 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, bathrooms and laundry
- b) Choice of granite slab (grade A, B, C or D)

**3. Cabinets**

- a) Custom-designed, raised-panel Cherry cabinetry in Kitchen
- 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) Raised-panel wood cabinetry in bathrooms and laundry
- 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) Moen Lifetime Stainless Steel kitchen pull-out faucet
- c) Elkay 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) Tumbled marble backsplash in kitchen
- b) Porcelain tile flooring installed over crack suppression membrane except in bedrooms, 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) **Viking or equivalent appliance package**

**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) **5 exterior weatherproof electrical outlets**
- e) **Pre-wire for pool**
- f) **Surround sound ceiling speaker system in family/great room, master and patio**
- g) **GE Smart structured wiring package**
- h) **CAT-5 telephone jacks in bedrooms, study, bonus and kitchen**
- i) **RG-6 TV cable jacks in bedrooms, study, bonus and family/great room**
- j) **300 amp electrical service**
- k) **Smoke detectors throughout**

**8. Additional Interior Features**

- a) **Dramatic volume ceilings up to 14 ft**
- b) **Coffered and two-story ceilings as per plan**
- c) **5 ¼ inch custom profile crown molding as per plan**
- d) **7 ¼ inch custom profile baseboard in main living areas**
- e) **5 ¼ inch custom profile baseboard in secondary living areas**
- f) **3 ¼ inch custom profile colonial door casings**
- g) **Hand-finished classic knock-down ceiling and wall texture**
- h) **Rounded or square drywall corners**
- i) **Architecture, arches, niches and columns as per plan**
- j) **Beveled-edge medicine cabinets as per plan**
- k) **Wood flooring in study**
- l) **Solid closet shelving with rod throughout**
- m) **Solid shelving in linen and pantry**
- n) **Kirkland Home or equivalent wood-framed vanity mirrors**
- o) **Laundry room cabinets and laundry tub**
- p) **Laundry room hook-up for second refrigerator with ice-maker as per plan**
- q) **Superior upgraded carpet allowance for bedrooms and bonus room**
- r) **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 solid-core interior doors and color theme hardware**
- e) **6'8" raised-panel interior doors on second floor**
- f) **Double-paned glass**

- g) Kwikset Tustin French-styled door handles in choice of finish**
- h) Glass blocks as per plan**
- i) PGT Low-E Solarban 70 Energy Star windows in bronze or white aluminum frame**
- j) Colonial kits on front elevation windows**
- k) Custom profile poplar wood window sills with 3 ¼ inch casing**

**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: MasterHide flat primer and Promar 400 eggshell  
Enamel trim: Super Paint semi-gloss or MasterHide gloss**
- c) Interior four-color theme: Wall, ceiling, wall-accent, doors and trim**
- d) Exterior: Loxon hot stucco primer and Duracraft Satin**
- 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) Butted glass window in breakfast nook**
- f) Maintenance-free soffit with vented overhangs in choice of color**
- g) CBS construction of exterior walls as per plan**
- h) 6 inch seamless rain gutters throughout**
- i) Decorative roadside mailbox and lot number sign on front elevation**
- j) 5 exterior hose bibs**
- k) Concrete-brick paver driveway**
- l) Concrete-brick paver patio**
- m) 24-Gauge Steel Hurricane panels on non-impact windows**
- n) Insulated raised-panel, wind-rated garage door with automatic opener, 3 remote controls and two keypad**
- o) Epoxy finish garage floor coating**
- p) Summer Kitchen: including bar-styled granite counter tops, Stainless Steel BBQ, Stainless Steel bar sink, and under-cabinet refrigerator**

**14. Landscaping**

- a) Zoned irrigation system with digital programmable timer
- b) St. Augustine Floratam sod
- c) Superior upgraded custom-designed professional landscaping package

**15. Energy saving features**

- a) Natural gas piping throughout
- b) Low-E windows
- c) R-30 ceiling insulation
- d) R-11 insulation at second story exterior walls
- e) R-30 insulation in all floor trusses for sound proofing
- f) R8.4 insulation on all exterior CMU walls of AC areas
- g) Radiant barrier under all roof areas
- h) High-efficiency 18-SEER Amana central air-conditioning system with digital programmable thermostats
- i) 80 gallon gas hot water heater with recirculation system
- j) R-6.5 Anti-microbial 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 floored overhead garage storage

**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**