



Groff Home Builders

SPECIFICATION SHEET FOR CAPE CORAL

Name: _____ Model _____ Address: _____

STRUCTURAL SPECIFICATIONS

- CBS Construction with Decorative Stucco Finish
- 10' structural beam – Formed or Bond beam Construction per contractor's discretion
- Up to a 3 course Stem wall, or Monolithic slab per property elevation requirements in Flood Zones
- Concrete Footers reinforced with steel
- 10' Ceilings in Bedrooms with 8' high interior doors throughout
- Certified Termite soil treatment under slab with one-year subterranean termite warranty
- Pre-Cast Concrete Exterior Windowsills
- 4" Concrete Slab over Vapor Barrier – 3,000 PSI Concrete
- Steel reinforced concrete Tie Beam

PLUMBING

- Overhead Water Lines
- ADA height toilets throughout
- 3 Exterior Hose Bibbs located per blueprints
- PVC Water & Drain Lines
- White, Square Vanity Sinks

ROOF

- 18/32 OSB or CDX plywood over Trusses
- Dimensional Shingles

SITE IMPROVEMENTS

- Site Prep, Fill & Grading for standard 80 x 125 lot (\$20,000 allowance)
- Well & Septic as per city code based on the job site (\$13,500 allowance)

FRAMING

- Interior Wall Metal Studs 16" on Center
- Engineered Roof Truss System with Hurricane straps
- Tray Ceilings with Crown Molding (per Model layout)

ENERGY EFFICIENT LIVING

- R-30 Insulation over Living Areas
- R-19 Insulation in Knee Wall
- R-11 Insulation in Frame Walls Between Garage & Living Areas
- R-3.7 Foil on Exterior Block Walls

WINDOWS

- Low E , Aluminum Frame Windows – Impact throughout
- 8' Impact SGD throughout
- Interior Marble Windowsills

SYSTEMS

- Air-Conditioning & Heating System with Heat Pump - Per Charlotte County Code requirements
- Energy Calculations
- 50 Gallon Energy Efficient Hot Water Heater

GARAGE

- Garage Walls Finished and Painted
- 8' x 16' (and 8' x 8' per Blueprint) Raised Panel or Flush Panel Overhead Garage Door with Openers

DRIVEWAY

- Paver Driveway, front walkway and Entry.
- Culvert (If required by Stormwater Dept)

Electrical

- 200 AMP Electric Service.
- Electrical stubbed out for future outdoor kitchen per Model Layout
- Copper Wiring Throughout
- Decora Switches, Standard Receptacles
- Fans as shown on Blueprints
- Flood / Motion lighting installed Per Electrical / Model Layout
- Camera Doorbell provided and installed
- Exhaust Fans in All Baths

INTERIOR DOORS & TRIMS

- 8' High Raised Panel Doors throughout interior
- 5 ½" Baseboards and 2 ½" Door Casing

INTERIOR WALLS

- ½" Drywall with Skip Trowel Finish
- Paint: One Color for Walls, White ceilings
- Ceilings in Flat White with Accent color in Tray ceiling - per model
- Baseboards in Glossy White

FLOORING

- Luxury Laminate flooring throughout home (6.5 MM material thickness)

DESIGNER KITCHEN

- Standard Groff Appliance package Per Model Design (\$4,000 allowance)
- Granite Countertops in Level 1 Selections
- under mount Stainless Steel Sink
- Designer Cabinets from Groff Showroom
- Ventilated Wire Shelving in Pantry
- Flat or staggered upper cabinets with crown molding per home Model / Layout
- Under cabinet lighting for upper kitchen cabinets per layout
- Spot Resistant, one handle, pullout faucet
- Garbage disposal Air Switch installed for Flat Kitchen Bar layout with ½ HP Badger disposal

LUXURY BATHS

- 36' high Cabinet vanities
- Granite - Level I Selections
- Mirrored Medicine Cabinets – per blueprint
- Wood Shelving in Bedroom Closets
- Moen or Equal Plumbing Fixtures
- ProFlo Elongated, Low Consumption toilets (ADA Hight)

SOFFIT & FACIA

- Bronze Aluminum Soffit and Fascia
- Gutters installed at Front of Home

LANDSCAPING

- Sod for Full Property Coverage
- Sprinkler System – for Full property Coverage
- Landscaping Package (Per Building Code)

LANAI

- ½” Soffit Board on Lanai and Entry Ceilings
- Lanai Under truss
- Electrical only stubbed out for future outdoor kitchen per Model
- Privacy wall added outside master bedroom – ¾ high with screen above

OTHER ITEMS

- Sherwin Willams Paint: Three color exterior (Base house, Trim, Entry & Garage)
- Interior Ceiling – Flat white, Base Boards and casing – semi gloss
- One color selection for Interior walls throughout.
- Front entry double doors to be 1 lite, impact glass with rain glass style

ADDED VALUE

- Boundary, Foundation and Final Surveys included for standard 80 x 125 lot size
- Building Permit Fees
- Builders Risk Insurance
- City Impact Fees (Betterment Fees not included)
- Water Meter fees

POOL Package with Screen Enclosure:

- Pool Design “ ___ ”
- Depths to be 3’ shallow and 5’ deep end
- Paver Pool deck & Lanai
- Pool Enclosure per model layout
- Handrail at steps included

TOTAL CONTRACT FOR CONSTRUCTION OF HOME AND POOL \$ _____ .00

Customer signature _____ Date: _____

Builder Signature _____ Date: _____