

**TRUEX PREFERRED CONSTRUCTION**  
**STANDARD SPECIFICATIONS – JANUARY 2015**

**Concrete & Masonry**

Monolithic Concrete Slab, 16" x 20"  
Footing Reinforced With Steel  
Soil Poisoning Termite Treatment  
Concrete Block Construction  
Concrete Stucco Exterior Finish  
Over CMU's.  
4' Wide Sidewalk From Driveway to  
Entry  
16' x 45' Driveway

**Roofing & Framing**

Engineered Roof Trusses With 6/12  
Roof Pitch, 1/2" Plywood Roof  
Sheathing  
Aluminum Soffit and Fascia  
30 year Timberline or Elk  
Architectural Shingles or Equivalent  
\*Insulated Low "E" Glass Aluminum  
Frame Single Hung Windows  
2"x4" Wood Frame Construction,  
16" Centers

**Interior Walls & Ceilings**

1/2" Drywall Interior Walls  
1/2" Controlled Density Board on  
Ceilings  
Knock down Texture Finish on  
Walls & Ceilings  
5 1/4" Baseboard  
3 1/4" Colonial Casing  
Ceramic Tile to Ceiling in Shower  
10' or 11' Ceilings in Foyer Based  
on Model  
Vaulted, Cathedral & Some 8'  
Ceilings  
Marble Window Sills

**Insulation**

\*Insulation: R-19 Open Cell Spray  
Foam Insulation or Equivalent  
Applied to the Underside of the Roof  
Sheathing Over Living Area  
R-11 Between House and Garage  
R-9.9 (Total Rating Thermax Block  
Walls)  
R-6 Insulated Air Ducts

**Landscaping**

Sod & Landscaping Allowance  
of \$6,500.00  
\$4,000 Irrigation & Well Allowance

**Plumbing**

4 Outside Hose Bibbs  
Chrome Designer Plumbing Fixtures  
Designer Chrome Widespread Lavatory  
Faucets  
High Efficiency Water Heater  
Roman Style Shower in Many Models  
Roman Style Tub in Many Models With  
Tile Surround  
Solid Surface Vanity Tops With Integral  
Basins or Granite Equivalent Pricing  
Double Bowl Stainless Steel Sink in  
Kitchen  
Washer & Dryer Hook-Ups  
Americast Tub in Guest Baths per Plan  
Raised & Elongated Water Closets

**Electrical**

200 AMP Electrical Service  
Copper Wiring  
5 Telephone Outlets  
5 Television Outlets  
Smoke Detectors Per Code  
4 Exterior Weatherproof Outlets  
Designer / Rocker Light Switches  
Pre-wired for 7 Ceiling Fans  
Exhaust Fans in Baths & Commode  
Room  
\$1,500.00 Lighting Fixture Allowance  
Recessed Lighting per Plan Design  
Floor Outlets per Plan

**Heating & Air Conditioning**

\*16 SEER Rated High Efficiency Air  
Conditioning System  
Air Conditioning Hot Air Returns in All  
Bedrooms  
Air Ducts in Walk-In Closets  
Exterior Dryer Vent  
Air Conditioned Laundry Room

**Miscellaneous Items**

Arch Top Mirrors Over Vanities  
Ceramic Tile Tub and Shower Surrounds  
Custom Medicine Cabinets  
Crown Molding in Formal Dining Room  
in Most Models  
Kwikset Ultra Max or Schlage Accent  
Designer Door Hardware  
Includes All Surveys for Standard Lot/  
Permit Fees and Concrete Culvert Pipe.  
**2-10 Home Buyers Warranty**  
**Optional --- Summer Kitchen**

**Doors, Windows, Paint & Cabinetry**

Fiberglass Exterior Doors  
French Doors for Entry w/Impact Glass  
16' x 7' Insulated Overhead Garage  
Door Rated for 160 MPH  
Solid Core Door Between Garage and  
House  
Deadbolts on All Exterior Doors  
Low E Insulated and Impact Resistant  
Windows – Options Available  
Textured and Painted Garage Walls  
\*Aluminum Pull Down Ladder in  
Garage  
Custom Designed Cabinets, Raised  
Panel Doors in Kitchen & Baths  
Sherwin Williams Pro Mar 400  
Eggshell Interior Finish  
Semi-Gloss Trim and Door Paint  
Sherwin Williams Loxon XP  
Waterproofing System for Exterior Wall  
Finish  
Designer Solid Surface Kitchen  
Counters or Level 1 Granite

**Appliances**

Ice Maker Line to Refrigerator  
Exterior Vented Range Exhaust  
Ductwork  
Appliance Allowance \$3,500 Includes:  
Glass Top Range / Oven  
Dishwasher, Disposal  
Microwave / Hood Combination  
25 Cu .Ft. Refrigerator w/ Water & Ice  
Through Door, Temperature Control  
Meat Drawer & Glass Shelves  
Washer and Dryer

**Floor Covering Allow. (Carpet / Tile)**

Carpet Allowance of \$27.00 Sq. Yd  
Tile Flooring Allowance for 800, 1,200  
or 1,500 Sq. Ft. Depending Upon Model

**Please Note That Any of These Specs Can  
be Changed to Meet Your Personal Needs  
or Desires.**

**All Construction Meets or Exceeds The  
"New" State of Florida Hurricane Codes.  
One Year Homeowners Warranty.  
Prices and Specs are Subject to Change  
Without Notice.**

**Builder Reserves the Right to Substitute  
Materials With Same or Better Quality.  
Buyers Initials: \_\_\_\_\_.**