

STANDARDS SHEET
Lifestyle | Select | Specialty | Elite



239.244.8886 - www.sposenhomes.com

Concrete & Foundation Standards:

Foundation: 2 course Stem wall or Monolithic - Per Engineer
Footing: Steel Reinforced - Per Engineer
Slab: 4" Concrete Fiber Slab
Vapor Barrier: Yes
Pest Protection: Spray
Exterior Walls: Masonry Block

Exterior Wall Height: Lifestyle: 8 Foot / Select & Specialty: 9 Foot 4 Inches / Elite: 10 Foot

Pour Cells: Location Per Engineer
Beam: Bond Beam or Tie Beam - Per Engineer
Window Sills: Pre-Cast
Expansion Joints: Saw Cut in Slab & Garage Floor

Lumber Standards:

Trusses: Per Engineer Specs
Pitch: 5"/12"
Strapping: Per Engineer Specs
Wind Code: Up to 160Mph
Roof Sheathing: 5/8

Roofing Standards:

Trusses: Per Engineer
Roof Material: 30 Year Dimensional Shingles
Soffit: Vented Aluminum
Fascia: Aluminum
Roof Vents: Venting Through Soffit
Overhang: 16"
Gutters: None

Window & Sliding Glass Door Standards:

Impact Rating: Impact
Construction: Laminated
Energy Efficiency: Low E Coated

Exterior Door Standards:

Front Door(s): 8' Impact - Insulated Fiberglass
Pool Bath Door (if app): Impact - Insulated Fiberglass | Lifestyle: 6'8" / Select, Specialty & Elite: 8'
Door(s) Style: Two Panel Square
Door Jams: FJ
Door Handleset: Schlage-Paris
Garage Door: Overhead Door - Impact | Lifestyle: 7' / Select & Specialty: 8' / Elite: 9'
Style: 76 Series - Elongated Rectangular
Garage Door Opener: 1/2 HP with Two Remotes

Interior Framing Standards:

Non-Bearing Walls: 16" on Center
Concrete Surfaces: Pressure Treated Lumber
Tray Ceilings: Locations as Per Plan

HVAC Standards:

Air Conditioning & Heating: Per energy calcs
Seer: Up to 15.2 Seer
Cold Air Returns: All Bedrooms
Supply Grills: All Bedrooms & Closets in White
Thermostat: Programmable
Dryer Vent: Recessed
External Vent in Kitchen: Yes

Plumbing Standards:

Manufacturer: Moen
Kitchen & Bath Style: Genta
Faucet Finish: Chrome
Sink Faucet: Single Hole
Tub Faucet: 8" Spread (if applicable)
Laundry Style: Method
Garbage Disposal: 1/2 HP with air switch
Primary Shower: Single Head
Primary Tub: Free Standing (if applicable)
Guest Bath: Tub/Shower Combo
Bath Sinks: White Ceramic Rectangle
Kitchen Sink: Single Bowl Stainless
Toilets: Elongated-White
Water Heater: 50 Gallon- Energy Efficient
Exterior Hose Bibs: Three

Electrical Standards:

Service: 200 Amp- Overhead
Wiring: Aluminum
Light Switches: Standard
Outlets: Standard
GFI Outlets: Per Plan
Dryer Outlet: 220 Volt
Low Voltage Panel: 220 Volt
CAT5 & Cable Drops: Primary Bedroom & Great Room
Recessed Can Lights: LED KV Rating 3,000 - Locations Per Plan
Fan Pre-wire Bedrooms: Pre-wired - Per Plan
Pendulum Lights Kitchen: Pre-wired - Per Plan
Lighting Fixtures: 1,000.00 Allowance
Front Door Chime: Yes - Single Button
Exhaust Fans: All Bathrooms
Smoke Detectors: Per Code

Insulation Standards:

Living Area Ceilings: R30 Blown - R30 Bat in inaccessible Areas
Garage to House Wall: R13 Bat
Exterior Block Walls: R4.2 Foil

Drywall Standards:

Drywall: 1/2"
Wet Areas: 1/2" Dense Shield
Finish: Knockdown
Cornerbead: Square
Window Sills: White Solid Surface

Trim Package Standards:

Interior Doors: Hollow Core
Door Style: Cararra - Two Panel Square
Door Handles: Schlage-Paris
Finish: Chrome
Base Board: 5 1/4"
Casing: 3 1/4"
Trim Profile: Square
Attic Access: Scuttle
Crown Molding: None

Stucco Standards:

Elevation: Modern
Exterior Walls: Dash Brush Stucco
Entry & Lanai Ceiling: Dash Brush Stucco

Paint Standards:

Brand: Sherwin Williams
Interior: Up to 3 colors (1 body / 1 trim / 1 tray)
Exterior: Up to 3 Colors and 2 Coats

Flooring Standards:

Tile Area: Main Areas, Hallways & Den
Tile Type: 12x24 Ceramic - Cannes
Carpet Area: Bedrooms & Closets
Carpet Type: 5/32
Carpet Pad: 6lb
Shower Floors: Cannes - 2x2

Wall Covering Standards:

Shower Wall Tile: 12x24 Cannes
Accent Tile: None
Kitchen Backsplash: 4" Level 1 Granite

Cabinet Standards:

Door Style: 1 Style
Colors: 2 Color Options
Boxes: 1/2" Wood
Overlay: Full
Upper Cabinet Height: 36"
Soft Close: Yes
Full Extension Drawers: Yes
Dove Tail Drawers: Yes
Cabinet Crown Molding: Yes
Light Rail: Yes
Hardware: 18 Styles
Framed Mirrors: None

Countertop Standards:

Tops: Level 1 Granite
Backsplash: 4" Level 1 Granite
Edge: Pencil

Shelving, Mirrors & Shower Enclosure(s) Standards:

Linen & Pantry Closets: 5 Shelves
Bedroom Closets: 1 Shelf
Type: Wire
Finish: White
Primary Bath: Fixed Glass Panel
Addl Bath: None

Appliance Standards:

Finish: Stainless Steel
Refrigerator: 25.3 Cubic Foot - Side by Side
Microwave: 1.6 CF - 1,000 Watts
Dishwasher: 4 Cycle
Oven: 5.3 Cubic Foot Electric Range
Cooktop: N/A
Hood: N/A

Driveway, Walkway & Lanai Standards:

Color: Decorative Pavers - 2 Colors
Style: 2 Options
Driveway SqFt Allowance: Up to 700 Square Ft / 1,300 Square Ft

Landscaping Standards:

Shade Trees: None
Palm Trees: Two - 14' Foxtail Palms
Addl Palm Trees: Two - Double 5' Xmas Palms and Two - 4' Date Palms
Plants: Thirty Four - 3 gallon Size
Mulch: Forty Bags
Sod: Floritan - Up To 7,000SF
Irrigation: 4-Zone With Digital Timer & Rain Gauge