

EVEN OUR STANDARD FEATURES ARE FAR BEYOND STANDARD

“BUILD GREEN TO SAVE GREEN”

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Many standard features found in a Diamond Construction Services home are optional features of other builders. We build in so many fine materials and brand-name products as standard because we believe you should be able to fully enjoy your home without the addition of a single optional feature.

This listing includes not only standard materials and products but details of construction procedures and techniques as well.

Perhaps the most important standard feature you will discover as a Diamond Construction Services home purchaser is peace of mind. Ours is a company with a successful track record and a commitment to integrity that serves our customers' best interests.

To ensure clear understanding between ourselves and our buyers, Diamond Construction Services provides a set of detailed drawings of your home and we will meet with you to review them.

You'll also be glad to know everything related to the construction of your home is put in writing, signed and approved by you before we begin building. And, before drywall is installed, we will do a walk-through of the house with you so you can view the quality of the construction and verify that it is faithful to the plans.

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HOMESITE

- Standard septic system
- Lot preparation and clearing allowance \$2000.
- Up to 5,000 square feet of bahia sod. (\$825 allowance)
- \$1,000 survey allowance
- Construction permit fees.
- Hernando County impact and water connection fees.
- Water and sewer connections up to 40 feet.
- Bora-Care® termite treatment on all lumber.
- Concrete driveway up to 18' X 45'. Walkway from driveway to front entry.
- Because of Florida's heavy rains, we position your house to insure proper drainage.

STRUCTURAL

- Visqueen vapor-barrier under all concrete floors.
- 3000 PSI concrete with fiber mesh in slab.
- Cement block exterior walls include steel-reinforced columns and truss anchors embedded in a tie beam and fastened to top cord of truss.

WOOD AND FRAMING

- 5/12 roof pitch (minimum).
- Engineered roof trusses.
- Engineered interior load-bearing walls.
- All lumber in contact with the concrete slab is pressure-treated to resist decay.
- All wood framing set 16" on center for straight, true walls.
- 2" x 6" fascia
- 4' X 8' real plywood decking on roof.

EXTERIOR FINISHING

- Textured finish around complete exterior of home (finishing details per plan)
- Lanai and entry ceilings finished and painted using only exterior grade materials.
- Vinyl corner bead on raised detailing and corners to prevent rust.
- Exterior painted walls: 2 coats
- Baked enamel drip edge.
- Low-maintenance vented aluminum soffits.
- Concrete lanai deck
- Mildew resistant dimensional shingle roof with 30-year manufacturer's shingle roof warranty.
- Most roof penetrations for venting are placed to the side and rear of roof planes to ensure attractive street scene.

DRYWALL/TRIM

- Drywall cut sections at the top or bottom of walls wherever possible, instead of the middle of the wall, for a smoother finished surface.
- 1" X 6" Drapery nailers 16" past all windows and sliding glass doors wherever possible so drapery hardware can be securely fastened to the wall.
- Orange-peel drywall finish on walls for a truly finished look.
- Spanish lace textured and painted finish on ceilings.
- Maximum length baseboard materials to reduce the number of baseboard joints. Joints are always back-cut away from view.

- 3-1/4" finger-joint colonial base trim.
- 2-1/8" finger-joint colonial door casing.
- Cove molding at bi-fold doors.

INTERIOR FINISHING

- Porter Low VOC interior flat wall and ceiling paint.
- Porter Low VOC hi-gloss in one color on all interior doors and trim.
- Interior painted walls: 2 coats.
- Vanity mirrors in all baths.

DOORS

- Insulated smooth fiberglass entry doors (6 panel)
- Fiberglass insulated one light doors at all rear door openings. (per plan)
- All exterior doors include fiberglass (no rot) jambs.
- Raised-panel sectional steel garage door.
- Kwikset® door locks and levers.
- Tempered, insulated glass on all sliding glass doors to reduce solar heat gain. Screens are not included on sliding glass doors.
- White-finished aluminum on all sliding glass doors.
- Weather-stripped solid-core paneled door with threshold between house and garage.
- Classique or six panel molded interior doors.
- Three satin-brass hinges on all 6'-8" swing doors.
- Deadbolts on all exterior swing doors.

ELECTRICAL

- Minimum 200 AMP service with circuit breaker panel.
- Kitchen and bath lighting per plan.

- Ceiling outlets and blocking for customer-selected hanging fixtures in breakfast, dining room and foyer.
- Wrap-around fluorescent lights in utility room.
- Recessed, sealed light fixtures.
- Switch operated lights by all exterior doors.
- Ground fault interrupt circuits for safety in kitchens and baths.
- Arc fault protection in all bedrooms.
- Pre-wiring for four ceiling fan outlets.
- Pre-wiring for overhead garage door opener.
- Pre-wiring for four RG6 "home run" cable outlets.
- Pre-wiring for four category 5 "home run" telephone outlets.
- Three exterior 120-volt weatherproof GFI outlets.
- Outlets and silent, toggle switches per plan.
- Two interconnected smoke/carbon monoxide detectors so an alarm sounds throughout the home.
- One centrally located door chime.
- Copper wiring throughout.
- \$400.00 fixture allowance

ENERGY EFFICIENCY FEATURES

- Horizontal roof venting system for attic ventilation.
- High quality, custom-engineered 13-SEER air conditioning system with 5-year limited compressor and 1-year parts warranty from manufacturer. Each system utilizes R-410A refrigerant, an environmentally sound refrigerant. All bedrooms have dedicated returns.
- Digital, programmable thermostats.
- R-30 insulation in ceilings and walls
- Hi R insulation board on living area exterior masonry walls.
- Polycell treatment before drywall.
- Custom-designed duct system sealed with mastic.
- All windows and openings caulked and sealed.
- 40-gallon quick recovery electric water heater with 6-year manufacturer's warranty.
- High-efficiency, low humidity exhaust fan in all bathrooms.

FLOOR COVERINGS

- Low VOC Mohawk® carpet with 7/16" 6 lb. pad.

- Ceramic tile on these floors: foyer, kitchen, nook, laundry room and bathrooms.

KITCHEN

- Merillat® Essentials base and uppers cabinets in Pemberton or Sundale.
- Beveled edge laminate counter tops.
- Kitchen layouts are designed to meet most prospective homebuyers needs for maximum efficiency and organization of space. Some plans incorporate islands into the layout.
- Hidden door hinges on cabinets give a cleaner look.
- Dayton® stainless steel or enameled steel kitchen sink.
- Moen® 7430 faucet with spray. Includes a lifetime manufacturers warranty.
- Water line for refrigerator icemaker with individual shut-off valve.
- Insinkerator® Badger V ½-horsepower high capacity food waste disposal.
- Range hood with exhaust system.

APPLIANCES

- Diamond Construction encourages all customers to purchase EPA Energy Star rated appliances.
- Free standing electric range. (\$650.00 Allowance)
- Automatic dishwasher. (\$300.00 Allowance)

BATHS

- Merillat® Essentials base cabinets in Pemberton or Sundale.
- Beveled edge laminate counter tops in baths
- Ceramic tile shower and tub area in all baths.
- Shower wall tiles are mounted on waterproof backer board.
- Elongated American Standard® water closets.
- Luxurious garden tub in master bath.
- American Standard® round lavatories in standard colors in baths.
- American Standard® non-skid steel tub in standard colors in other baths.
- Moen® Chateau low-flow faucets in all baths.
- All baths include medicine cabinets.
- Shut-off valves at each toilet and sink.

WINDOWS

- Insulated windows to reduce solar heat gain. (Excludes mitered glass, garage

service door, and garage overhead door windows.)

- Gray marble windowsills.

ADDITIONAL FEATURES

- Diamond Construction Services obtains builder's risk, workers' compensation and public liability insurance during the construction period.
- Washer and dryer hookups. Dryer vented to outside.
- Fiberglass laundry tub in utility room.
- Flowguard Gold CPVC water distribution system.
- Two outside hose bibs.
- Diamond Construction Services pays all utility bills for electricity and water used during construction.

Did You Know?

- Diamond Construction Services is a 7 time Hernando Builders Association Parade of Homes Winner!
- We are the only builder in the state of Florida with a United States Green Building Coalition "Platinum" level home under construction.
- Diamond Construction Services has built several homes with the ICF (Insulated Concrete Form) exterior wall system. We are currently using the Amvic block. Please visit their website for more information. www.amvicsystem.com
- We finish our homes in less than 8 Months so you can move in quickly!
- Homeowners who build with ICF blocks save 30%-50% on electric bills!
- Diamond Construction Services will build with our blueprint or yours!