

**TradeWinds Specification Sheet**  
**"Manta", "Cobia", 'Duplex Cobia' and "Tarpon" models**



**SITE WORK AND FOUNDATIONS**

All Required Blueprints Necessary to Build  
 All Required Engineering for Building Permits  
 All Required Building Permits  
 All Required Zoning Approval  
 Elevation and House Location Survey  
 Citrus County Plan Check Fee  
 Clearing and Fill After Lot Inspection  
 12" x 24" - 3000 P.S.I. Concrete Footer  
 3 Each- 5/8" Steel Rods Continuous Footer  
 Notice of Commencement  
 Termite Treated Soil Under Concrete Floor  
 6 Mill Moisture Barrier Under Concrete Floor  
 Community Water Hookup on lot  
 Builders Risk Insurance  
 Layout Material for Foundation  
 Compaction Test as Required by Citrus County Footer & Fill  
 Engineering Soil Testing  
 Job Site Sani-Pot  
 Job Site Dumpster

**PLUMBING**

All Plumbing Water Supply Lines are CPVC  
 All Plumbing Drain Lines are PVC  
 Plumbing Fixtures in Standard Colors  
 Non-Skid Fiberglass Tub in Guest Bath  
 Non-Skid Fiberglass Shower pan in Master Bath or Tub  
 Elongated Commodes  
 Granite Vanity Tops w/China Sinks in Bathrooms  
 Single Lever Moen Washerless Faucets  
 Double Bowl Dayton 8" Deep Stainless Steel Kitchen Sink  
 Moen Single Lever Washerless Faucet w/Spray in Kitchen  
 Recessed Wall Connection for Washer Hook Up  
 Vented Dryer Hook Up  
 Ice Maker Line in Kitchen  
 3 Exterior Hose Bibs  
 40 Gallon High Recovery Electric Energy Efficient Hot Water Heater  
 Water Line Hook-up on Lot to House  
 Sewer Tap \$2600.00  
 Sewer Hook-up from House to Sewer Inlet on Lot

**STRUCTURAL**

4" 3000 P.S.I. Concrete Floor  
 Fiber Mesh Reinforcing in Concrete Floor  
 8" x 16" Concrete Block Walls  
 Concrete Walls Reinforced w/Steel and Poured w/3000 P.S.I. Concrete  
 Engineered Trusses 24" on Center  
 Trusses Secured with Hurricane Straps

**CENTRAL HEATING AND AIR**

Energy Saving Heat Pump (Air to Air)  
 Round Supply Ducts in Living Area  
 Adjustable Air Registers in Living Area  
 Fiberglass Duct Work for Noise Reduction

**ELECTRICAL**

200 AMP Breaker Service  
 All Wiring inside House from Breaker Panel is Copper  
 Pre-Wired and Braced for Ceiling Fans  
 Rough in Exterior Lights at Entrance  
 Exhaust Fans in Bathrooms  
 Door Chimes  
 4 TV Outlets  
 4 Phone Outlets  
 3 Exterior 110 Volt Exterior Outlets  
 Light Fixtures by Builder  
 Smoke Detectors Adjacent to Bedrooms  
 Silent Rocker Switches Throughout  
 Washer and Dryer Outlets  
 Pre-Wired for Garage Door Opener (Includes Garage Door Opener)  
 Rough in Attic Lights  
 Wired for Dishwasher  
 Wired for Disposal  
 Wired for Water Heater

**INTERIOR FRAMING**

2X4 Partition Wall Studs Installed 16" on Center  
 Pressure Treated Lumber where Wood touches Masonry  
 1 x 2 Pressure Treated Furring on Block Walls  
 1 x 4 Pressure Treated Furring for Base  
 1 x 2 Pressure Treated Furring for Fire Stopping  
 Wood Backing for Drapery Rods  
 Wood Backing for Ceiling Fans  
 Fire Stopping at All Ceilings Less than 7 Feet  
 Fire Stopping at Top of Block Wall  
 8 Foot High Walls 2nd Floor (if applicable)  
 9' 4" Walls on 1st Floor

**ROOF**

Red Cement Barrel Tile  
 White Vinyl Fascia  
 1 Foot 4 Inch Fully Vented Vinyl Soffit on Hip Sides  
 White Aluminum Eaves Drip  
 5/8" Nominal 4 x 8 Exterior Roof Sheeting  
 5/12 Roof Pitch  
 Cathedral Ceilings as Per Plan

**EXTERIOR**

Sod around Home  
 Central Sprinkler System Installed  
 Plants and Bushes According to CA Plan

**WINDOWS AND EXTERIOR DOORS**

Aluminum Single Hung Insulated Window  
 Insulated Sliding Glass Doors or French Per Plan  
 Insulated Steel Front Door & Side Garage Door  
 White Aluminum Windows  
 Screens on all Windows  
 Full Width Marble Sills in Living Area  
 Aluminum Single Hung Insulated Colonial Windows on front of house  
 Front Door with Glass Side-lights on each Side

**INTERIOR WALLS**

Walls are 1/2" Drywall with Knock-down Texture  
 Ceilings 1/2" Drywall with Knock-down Texture  
 Bathroom Wet Areas are 1/2" Water Resistant Drywall  
 2 Coats of Vinyl Latex on all Walls Throughout Home and Ceilings

**HOUSE TRIM AND INTERIOR DOORS**

Interior Doors are 6 Panel Colonial  
 Lever Kwickset Door Locks with Nickle Satin Finish  
 Deadbolt on Front Door, Side Garage Door  
 Baseboard and Door Casing are Colonial Style  
 Closet Maid Vinyl Coated Steel Shelving  
 Steel Overhead Garage Door (7 x 16)  
 6- Panel Colonial Bi-fold Closet Doors  
 8 ft Doors as shown on Plans  
 Interior Trim Painted  
 Exterior Banding Trim  
 Exterior Walls have 2 Coats of Cementitious Coating  
 Cementitious Coating is Covered with 2 Coats of Vinyl Latex Paint  
 Inside Garage Block Walls are Cementitious Coated and Painted

**APPLIANCES**

Kenmore Glass top Self-Cleaning Range White or Stainless Steel Finish  
 Kenmore Potscrubber Dishwasher White or Stainless Steel Finish  
 Kenmore Microwave Hood Duct Outside White or Stainless Steel Finish  
 Garbage Disposal  
 White Kenmore Heavy Duty Washer and Dryer  
 Kenmore Refrigerator 25.4 cu.ft. with Ice and Water In Door  
 Refrigerator Side by Side White or Stainless Steel Finish

**CABINETS**

Hidden Hinges on Kitchen & Bath Room Cabinet Doors  
 Granite Countertops in Kitchen  
 Kitchen Counters have 4" Granite Back Splash  
 Cabinets in Bathrooms with Granite Tops & China Sinks  
 Medicine Cabinet in each Bathroom  
 Cabinet Hardware by Builder

**FLOOR COVERINGS**

Upgraded Wall to Wall Carpeting  
 Rebond Padding w/ Moisture Barrier under Carpet  
 Vinyl Plank Tile in Kitchen, Bathrooms and Down Stairs  
 Tile Floor on Entry, Outside Stairs and Lanai

**INSULATION**

R-30 Insulation in Living Area Ceiling  
 R-10.2 (3/4" HI-R) Insulation on Exterior Walls in Living Area  
 R-11 Insulation Between Garage and Living Area  
 Ridge Vent for Attic Ventilation

**MISCELLANEOUS**

Full Length Vanity Mirrors in Bathrooms  
 Glass Enclosures on Bathroom #1 & #2 (and #3 if Applicable)  
 Drafting Plans  
 Wrong End Electrical Service \$1,300.00 Extra if Needed  
 Central Testing Lab. (Subsurface Soil Exploration)  
 Driveway Rock Mesh (4x4 PT)  
 Pantry in Kitchen as per Plan