

G. W. ROBINSON HOMES

Turnberry Lake Features

SOLAR

- 1.83 kW System – Providing Clean Affordable Energy

HOME SITE

- Concrete driveway
- Concrete sidewalk from front porch to street
- Clearing - 8-10' around home and concrete area
- Soil Testing and Topography Review
- Landscaping allowance includes: plants, sod, trees & mulch. Up to \$6,800 for the Meadows and up to \$9,500 for other areas.
- Irrigation system with 8 zones up to an ½ acre lot.
- Irrigation well for ½ acre and smaller lots: 4" Well: 1 HP submersible pump; 20-gallon pressure tank; and up to 100' drilling
- Irrigation well for over ½ acre lots: 4" Well: 1.5 HP submersible pump; 20-gallon pressure tank; and up to 100' drilling
- Zoysia Sod – Pest and Drought Resistant

FOUNDATION

- Monolithic slab or stem wall as necessitated by site topography
- 4" Concrete Slab
- 3000 PSI Concrete
- Premise Preventative Termite Treatment

WALLS, EXTERIOR

- Exterior Finish 50-year Ltd Warranty Cement Fiber Siding with Cement Fiber trims on all sides with finished shutters per model elevation
- Sherwin Williams Resilience Paint System
- Framing 2x6 wood studs 16" on center and pressure treated 2x6 treated wood sill plates in conditioned space, structural columns and headers, as required and threaded rod system with insulation as shown below

PLUMBING & ADDITIONAL BATHROOM ITEMS

- Tankless hot water system(s) sized for specific models
- Insulated hot water pipes
- Elongated Comfort Height 1.28 GPF Kohler Cimarron toilets
- Stainless Steel double bowl undermount kitchen sink
- Undermount sink in full baths
- Pedestal Sink in Half Bath
- Low flow shower heads
- Minimum 3 hose bibs
- Dryer vented to exterior with flexible hose
- All water lines CPVC (Chlorinated Polyvinyl Chloride)
- Garden Tub – Master bathroom - tub per floor plan
- 5'-0" tubs - Secondary baths
- Blocking for grab bar in Master Shower
- Lavatories, faucets, toilets, and appropriate fittings – Within standard finishes and styles
- Lavatory faucets - Master Bath - 8" Wide Spread
- Shower enclosures – Master Baths & per base model plans - Chrome finish
- Bath Accessories - Full baths - One metal towel bar, 13w x 16h shampoo niche in each bath, and one metal toilet paper holder. Half baths or powder baths - One metal towel ring and one metal toilet paper holder
- Mirrors at Vanities - Width to match vanity Height for 10'-0" ceilings is 42" above 4" splash. Height for 8'-0" ceilings is 38" above 4" splash
- Water Valve Shut Off in Garage

ELECTRICAL

- Underground service
- Electrical panel(s) sized for specific model sizes
- Electrical receptacles located & installed per National Electrical Code
- Ceiling Fan blocking in all bedrooms, study, family, bonus (1), covered porch (1), play, media and retreats per model floor plan

- Ceiling Fan installation with fan/light/dimmer control in all secondary bedrooms and covered porch (1) Operated on a single pole switch.

ELECTRICAL Cont.

- Installation of light fixtures up to 35 lbs. and 35 pieces to assemble
- Master Bedroom pathway illumination
- Energy Star Exhaust fans or fan /light combinations in baths per model floor plan
- Surge Breaker Surge Protection Device
- Three (3) Flood Lights located and switched per model floor plan
- Smoke Detectors located and installed per Building Code
- Carbon Monoxide Detectors per Building Code

LOW VOLTAGE WIRING

- One CAT5E Telephone Outlet in Master Bedroom
- CAT5E Network Outlets in family, bedrooms, bonus and study (per plan)
- RG6 Television Outlets in family, bedrooms, bonus and study (per plan)
- Low Voltage Panel for organizing your modules, power supplies and cabling
- Wall Mount TV Ready in Family/Great Room, Per Plan

SMART

- Nest Thermostat
- Skybell
- Three Light Switches
- Hydrowise Irrigation Controller
- Liftmaster Garage Door Opener
- Schlage Connect Keypad
- SMART features work with Amazon Alexa or Google Home
- Brand subject to change to similar product

MECHANICAL

- Anti-Microbial Coated duct board
- Up to 16 SEER Energy Efficient Heating & Cooling System
- Programmable Thermostat
- Zoned System Included for Homes over 3000 sq. ft. & Bonus Room Models
- High Efficiency MERV 10 air filter
- Generation Series – Ductwork in Conditioned Space
- Classic Series – Ducted return air
- 410A or like Refrigerant

ROOF

- Architectural Shingles - Limited warranty
- Roof sheathing 7/16" OSB radiant barrier-*Classic Series*
- Roof sheathing 7/16" OSB – *Generation Series*
- Trusses - pre-engineered wood roof trusses
- Soffit/fascia/drip vented aluminum Color, white

INSULATION

- Insulation exceeds local and state energy codes
- R-38 blown in attic. R-19+ blown insulation in exterior walls and walls between conditioned and non-conditioned space-not including garage.
- R-11 Plumbing walls adjacent to living/sleeping spaces (does not include walls adjoining closet or hallway spaces) and all laundry walls
- R-19 Blown-in insulation at Covered Porch and all knee walls separating differing ceiling heights
- R-38 Blown-in Ceiling at Conditioned areas

WINDOWS / TRANSOMS

- Double Pane Vinyl Single-Hung windows. LoE-366 Glass. Mull patterns per model front elevations

STAIRS, PULL-DOWN

- Pull-down stairs in garage for up to 10'-0" high ceilings when there is no bonus room

DOORS

Exterior Doors 6'8

- Front Door painted smooth fiberglass door and sidelight combination w/glass inserts and handle set, configuration per floor plan
- Swing doors from storage rooms Smooth Fiberglass Doors (Painted)
- Sliding Glass Doors Aluminum frame

- Door from garage into home - fiberglass panel (Painted)

Interior Doors 6'8

- Swing doors - hollow core high density fiber board w/smooth finish
- Pocket doors (solid core) w/ smooth finish
- 2, 3, 4, or 6 panel options available

DOOR HARDWARE

- Lever / Knob - Interior
- Dead bolts on exterior doors
- Privacy lock sets for all bedrooms, baths and study
- Passage sets on remaining doors
- Out-swing exterior door hinges – Stainless steel
- Interior door & in-swing exterior door hinges – Std. finishes

DOORS, GARAGE

- Garage door(s), electric with two (2) remotes each door and door opener(s) at laundry room door

APPLIANCES

- GE Profile Models determined by specific models
- Stainless Steel or Slate
- Range /cook top with double oven in kitchen per model floor plan with hood vented to exterior

CABINETS

- Cabinet layout for all GWR models is according to the company's specifications for materials, quality, drawer stacks, and appliance locations
- Kitchen and Full Baths - Full Overlay Wood Cabinets
- Powder Bath (Half) See Plumbing
- Laundry: Full Overlay Wood Cabinets
- 36" high base cabinets and your choice of 36" or 42" high wall cabinets in kitchen
- 30" high desk in applicable plans
- 36" high base cabinets for all baths
- 36" high base cabinets for laundry room
- Kitchen and Bath Countertops – Granite
- Laundry Countertops - Brand name standard finish laminates with beveled edges
- Hardware – Knobs and/or pulls in numerous choices within standard and styles on all operable doors and drawers
- Kitchen Light Rails

WALLS - TUBS & SHOWERS

- Ceramic tile Kitchen Backsplash
- Ceramic tile over cement fiber wall system

COLUMNS

- Plaster wrapped as per plan designation and detail

TRIM

- 5/8 inch Ogee Baseboard throughout downstairs with shoe mold around wood floor areas
- Garage – 3 1/4 inch #366 Baseboard and door casing sanded and painted
- As applicable – Upstairs – 3 1/4 inch #366 Baseboard and door casing sanded and painted

WINDOW SILLS

- Wood Window Sills

STAIRS, INTERIOR

- Carpeted
- Hand rail with backer board and brackets to match door hardware finish to meet Florida Building Code
- Starter step, newel posts, balusters and additional landings per model specific Stairs
- Balusters – Paint, Starter Step as indicated on floor plan

FLOORING

- Wood or Ceramic Tile - Kitchen, Breakfast, Foyer, Family, Walkways and Hall/Vestibule as noted per plan
- Ceramic Tile - Baths, Laundry
- Pavers- Front Porches (Std. does not include bull nose)
- Pavers- Rear Porches (Std. does not include bull nose)

- Underlayment – Self adhering thin bed crack isolation membrane used under all tile surfaces to minimize tile and grout cracking
- Carpet - stain resistant in remaining living areas (stairs, dining, study, living, vestibule & halls) and bedrooms
- 7/16 OSB Attic Flooring

LIGHTING / SWITCHES

- Standard Light fixtures and LED bulbs included for Walk-in Closets as noted on plan, Laundry, Flood Lights, Garage, Keyless Attic, Chime Kit and Under Cabinet Lighting
- Ceiling Fan and light kit with LED bulbs included in all secondary bedrooms & covered porch (1)
- Lighting Allowance for all other fixtures determined by model
- Dimmable Air Tight LED Surface Mount Lights - per plan
- Switches – Decora

PAINT / STAIN / WALL FINISH

- Walls and Ceilings - Low VOC base, flat finish in same color throughout
- Base Boards/Doors/Facing/Trims/Built-ins - as included in standard floor plans
- Plaster finish - textured throughout
- Square Corner Bead

CLOSET SHELVING

- Master Bedroom Closets: Laminate Shelving (1 Stack of Shelves, Single and Double Hanging per Plan)
- Secondary Bedroom Closets: 2 Vented Shelves (1 Slide Free Rod on Bottom Shelf)
- Coat/Storage Closets: 2 Vented Shelves (1 Slide Free Rod on Bottom Shelf)
- Pantry & Linen Closet: 5 Stacked Vented Shelves
- Laundry: 1 Shelf over Washer & Dryer

ATTIC

- Oversized attic over garages with finished floor. Bonus rooms over garages are not applicable.

COMMUNITY FEATURES

- Community Pool and Pavilion
- Beautiful Private Catch and Release Lake
- Natural Green Space for Residence
- Conveniently located next to Jonesville Park

INTERIOR DESIGN CENTER

- Select Design Service Package at the G.W. Robinson Design Center.

WARRANTY

- One-Year Builder Warranty
- 10-Year Structural Warranty
- G.W. Robinson Homes Closing Guarantee (No more than 10 outstanding items at delivery of your new home)
- 90 days and 1-year Complimentary Walk through

Updated 11-17-17

