

MICHAEL LORNITIS CUSTOM HOMES INC.
QUALITY DESIGN FEATURES
“CUSTOM SERIES”

Special Features

- **Customizing of Any Plan to meet your requirements Includes designs & drawings**
- **\$2000. Towards Your Closing Cost (WITH A PREFERRED LENDER)**
- **Choice of Light Fixtures (A Generous Allowance Provided)**
- **Private Drinking well(Including Bacteria test)**
- **Septic System (\$4,500.00 Allowance included)**
- **\$500. Landscape Allowance**
- **\$2000. Towards Your Lot Prep (Clearing, all grading and Fill Dirt)**
- **All Plans and Permits Fees included**
- **All Impact Fees, except Utility Fees**
- **Soil Compaction test done by Professional Engineers**
- **Termite Treatment with Replacement Bond**
- **Trussed Covered Patios (Per Plan)**

Structural Features

- **#5 Steel Reinforced Concrete Block Walls with Solid Concrete Support Posts**
- **Structurally Engineered Walls and Roof Exceeding the Standards for Hurricane Resistant Residential Construction**
- **Steel Reinforced Monolithic Foundation with 3000 psi Fiber Reinforced Concrete**
- **16 inch Poured Solid Lintel Beams**
- **Interior Wood Studs @ 16 inch on Center**
- **½ inch 4 Ply Plywood Roof Sheathing (Not OSB) W/ 30# Protection Felt**
- **Hurricane Storm Panels Provided**
- **130 M.P.H steel reinforced Garage Door**

Energy Savings Features

- **R-30 Blown Insulation over Living Area**
- **Moisture Infiltration Barrier**
- **High Efficiency 13 Seer Central A/C System with Heat Pump and Digital Thermostat**
- **55 Gallon Quick Recovery Water Heater**
- **Water Savings Shower Heads, Faucets, and Toilets**
- **¾ Rigid Insulation Board on Exterior Walls**
- **Aluminum Frame Tinted Windows with Screens**
- **Roof Ridge Vents and Flow Thru Soffits for Attic ventilation**
- **Insulated Steel Garage Door**

Exterior Features

- **8,000 S.F. of Bahia Sod**
- **4 Hose Bibs**
- **Raised Panel Fiberglass Exterior Entry Door**
- **Dead Bolt Locks on Exterior Doors**
- **30 year Dimensional Grade Fungus Resistant Shingles**
- **42 ft. x 16 ft. Concrete Driveway and 30 ft. x 3 ft. Concrete Walk from Drive to Front Stoop**
- **Decorative Cement Textured Finish**
- **5 Year Warranty Flex Lox Water Resistant Upgrade Paint**

Interior Features

- **Ceramic Tiled Floors in Kitchen, Foyer, & Baths Stained Resistant Wall to Wall Carpet in All Other Areas (Allowance Included)**
- **Raised Panel Classique Interior Doors with Quickset Ultra Max Lever Handles**
- **Heavy Duty Continuous Rod Shelving**
- **Upgrade Satin Washable Painted Walls**
- **5 ¼ inch Ogee Base Trim**
- **Pull Down Attic Stairs**
- **Knockdown Textured Ceilings**
- **Rounded Drywall Corners Throughout**
- **Cultured Marble Window Sills**

Kitchen Features

- **Choice of Oak or Maple Raised Panel W/ 42” Upper cabinets, Crown Molding and Meganite Counter tops in Kitchen.**
- **Kenmore Multi-Cycle Dishwasher**
- **Kenmore Built-In Microwave over Range**
- **Kenmore Ceramic Self-Cleaning Range**
- **Kenmore 25 c.f. refrigerator**
- **Pre-pipe for Ice Maker**
- **Food Disposal Unit**
- **Double Bowl Stainless Steel 8 inch Sink with Vegetable Sprayer**
- **Moen Single Lever High Rise Faucet**

Bathroom Features

- **Moen Single Lever Fixtures**
- **Full Width Mirrors over Vanities (Beveled Edges in Master bath only)**
- **Beveled Mirrored Medicine Cabinets**
- **Fiberglass Garden Tub in Master**
- **Tiled Tub & Shower Walls in Guest Baths**
- **Porcelain Towel Bars and Toilet Paper Holders**
- **Cultured Marble Vanity Tops**
- **Dense Shield Water Repellant Board Under Tile in Showers**
- **Elegant Ceramic Tiled Shower Walls**
- **Flow Guard Gold CPVC Plumbing System**

Electric Features

- **Minimum 200 Amp Electric Service**
- **3 Exterior weatherproof Electrical Outlets**
- **Front Door Bell with Chime**
- **Electric Smoke Detectors with Battery Back-up in all Bedrooms**
- **Pre-wiring for 5 Phones, 5 Cable/TV Outlets and 5 Ceiling Fans (Installed)**

(PRICES AND FEATURES MAY VARY FROM AREA TO AREA. SPECIFICATIONS AND FEATURES SUBJECT TO CHANGE WITHOUT NOTICE. LIC. #CR050227)

04/28/06