

Standard Features

Tivoli Homes is proud to offer these features for all floor plans built in the Hammocks.

Kitchen

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| 1. Granite Countertops with stainless steel surface mount sink | Included |
| 2. Moen Pull-out Faucet and Spray | Included |
| 3. Raised Wood Panel Cabinet Doors with hidden hinges | Included |
| 4. 30" Raised Wood Panel Upper Cabinets | Included |
| 5. "Aquarium Glass" mitered glass window with 8" sill in most floor plans | Included |
| 6. Walk-in Pantry with wire shelves | Included |
| 7. Built-in Desk in some floor plans | Included |
| 8. 18"x18", 16"x16", or 12"x12" Floor Tile as shown in design center | Included |
| 9. Recessed Can-lights for Optimum Lighting | Included |
| 10. Exhaust Fan over range is vented to the outside | Included |
| 11. Appliances: | |
| 25 cf Side-by-side stainless steel refrigerator w/ice & water in door | Included |
| Stainless steel oven | Included |
| Five burner gas cook top | Included |
| Stainless steel dishwasher | Included |
| Stainless steel microwave | Included |
| Insulated Disposal, ½ hp | Included |
| Stainless steel canopy style hood | Included |

Bathrooms

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| 12. Raised Wood Panel Cabinet Doors in all bathrooms | Included |
| 13. Granite Counter-tops in all bathrooms | Included |
| 14. Custom Oversized Medicine Cabinets in each bathroom | Included |
| 15. Large Master Bathtub with choice of colors | Included |
| 16. Walk-In Roman Shower in master bath | Included |
| 17. 8"x10" Wall Tile in showers and tub deck | Included |
| 18. His and Hers separate sinks and cabinets | Included |
| 19. 18"x18", 16"x16" or 12"x12" Floor tile in entire bath | Included |
| 20. Elongated Toilets with 1.6 gal. flush in all bathrooms | Included |
| 21. Polished Chrome plumbing fixtures | Included |
| 22. 36" Full Width Vanity Mirrors in each full bath | Included |
| 23. 36" High Cabinets in all baths | Included |
| 24. Mitered Tempered Glass Shower Enclosure clear or obscure in master bath | Included |
| 25. Exhaust fans vented to the outside in all baths | Included |

Tile Floor Areas

26. **18"x18", 16"x16" or 12"x12" Tile floors** in entrance foyer, kitchen, breakfast nook, laundry room and all bathrooms as marked on floor plans **Included**

Drywall

27. **Round Corner Bead** in most rooms **Included**
28. **"Knockdown" Ceiling Texture** in home and garage **Included**
29. **Archway** into living rm, kitchen, hallway & master bath in most plans **Included**
30. **Plant Shelves** over closets with crown molding in master bedroom and bath, and other bedrooms **Included**

Premium Features

31. **Free Decorating Consultation** **Included**
32. **Flat "Orange Peel" Texture on All Walls** **Included**
33. **Interior Paint:** Sherwin Williams, walls & ceilings same color **Included**
34. **8' High Double Entry Front Doors** on most models **Included**
35. **6 panel "Colonial" Style Masonite Interior Doors** **Included**
36. **Satin Nichol, Polished or Antique Brass, Schlage, Lever Handles & Hardware** on all doors **Included**
37. **Deadbolt Lock** on all exterior hinged doors **Included**
38. **2 1/4" Door Casings** **Included**
39. **5 1/4" "Colonial" Style Baseboard** **Included**
40. **2 1/4" Wood Casing** around all closet openings **Included**
41. **Quality Carpeting** with high density, non allergenic padding **Included**
42. **5 Television Outlets** **Included**
43. **5 Telephone Outlets** **Included**
44. **Air Conditioning Returns** in all closed rooms **Included**
45. **A/C Supplies** in all rooms and walk-in closets **Included**
46. **"Rocker" Décor Light Switches** **Included**
47. **Switch Controlled Electrical Outlets** in most rooms **Included**
48. **Ceiling Fan Prewires** in most rooms **Included**
49. **Recessed Lighting** **Included**
50. **Smoke Detectors** inside and outside of all bedrooms **Included**
51. **200 AMP Electrical Service Minimum** **Included**
52. **Ventilated Vinyl Closet Shelving** **Included**
53. **Cultured Marble Window Sills** **Included**
54. **Garage Door Opener with 2 Transmitters** **Included**
55. **Pull Down Attic Stairs** in garage with storage space and light **Included**
56. **Stained Garage Floor** with choice of colors **Included**
57. **Screens for all Windows** not in the lanai area **Included**
58. **Flo-crete or Keystone Deck Topping** or equivalent on lanai **Included**
59. **Oversized Lanai** **Included**
60. **3 Exterior Hose Bibs** **Included**

Energy Saving Features

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| 61. Insulated Double-Pane Low-e Windows | Included |
| 62. Al-foil Insulation on exterior block walls with a 4.2 R-value | Included |
| 63. R-30 Fiberglass Insulation in all living area ceilings | Included |
| 64. High Efficiency Air Conditioning System with 14 SEER rating | Included |
| 65. Energy Efficient Quick Recovery Insulated Water Heaters | Included |
| 66. Heavy Duty Weather Stripping on all exterior doors | Included |
| 67. Insulated Air Conditioning and Heating Ducts | Included |

Exterior Features

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| 68. Impact Resistant Hurricane Windows | Included |
| 69. Windscreens for sliding glass doors and “aquarium” window | Included |
| 70. “No Maintenance” Wood Grained Aluminum Fascia and Soffits | Included |
| 71. Tile Roof: Monier Lifetile or Hanson w/ 50-year Limited Warranty | Included |
| 72. Aluminum Perforated Soffit providing continuous ventilation through attic roof venting | Included |
| 73. Large “Off Ridge” Vents for extra attic ventilation | Included |
| 74. Paver Brick or Tile at front entrance | Included |
| 75. Paver Brick Driveway and Sidewalk in Phase II homes | Included |
| 76. Lights at all Exterior Doors | Included |
| 77. Low Maintenance Steel Overhead Garage Door with 130mph windbracing | Included |
| 78. Decorative Veneer Finish on all exterior block walls | Included |
| 79. High Quality Sherwin Williams Paint with 7-year exterior warranty | Included |
| 80. Decorative Concrete Block Walls around air conditioner compressor | Included |

Quality Construction

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| 81. Soil Under Entire Home Treated for subterranean termites | Included |
| 82. 6 mil Visqueen Vapor Barrier under entire home | Included |
| 83. Reinforcing Fiber Mesh used in all concrete slabs | Included |
| 84. 5/8” Steel Reinforcing Rods used in foundation footings | Included |
| 85. 5/8” Vertical Steel Rods used to tie exterior walls to foundation footings | Included |
| 86. CPVC or Pex Pipes under concrete slab | Included |
| 87. Exterior Walls are concrete block with formed & poured 16”tie beam | Included |
| 88. 3,000 psi Concrete used in slab | Included |
| 89. Hurricane Anchors embedded in concrete walls & nailed to roof trusses | Included |
| 90. Professionally Engineered Roof Trusses | Included |
| 91. Pressure treated wood used in all areas in contact with masonry or concrete | Included |
| 92. Showers finished w/fiberglass Durarock board behind tile in lieu of drywall | Included |
| 93. Bath areas finished with moisture resistant gypsum board | Included |
| 94. All Electrical Wiring is Copper | Included |
| 95. Pre-cast Exterior Window Sills | Included |

Site Items

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| 96. Sitework: Clearing, Fill and Grading | Included |
| 97. Professional Landscape Package: \$10,000 allowance including required trees | Included |
| 98. Fully Sodded Homesite with St. Augustine sod for all standard homesites | Included |
| 99. Complete Irrigation System with Automatic Timeclock for all standard homesites | Included |
| 100. 16' Wide Front Entry Driveway & 4' Wide Sidewalk to home | Included |
| 101. Water and Sewer Lateral to house | Included |
| 102. All Water and Sewer Hook-up Fees | Included |
| 103. All Building Permits and Sarasota County Impact Fees | Included |