



Skyway Builders, Inc.
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 Palm Coast, Florida 32137

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Bentley Standard Features

(Trailblazer IV, Bentley, Woodfield, Oakridge II, Cambridge, Riviera I & II, Berkley, and Harbor Breeze)

Fees & Surveys

- * Building Permit Fee
- * Architectural Review Fees (if applicable)
- * Surveys required by city, county, and lending institution

Grounds

- * Lot preparation – up to \$3,000 allowance for clear, fill, and grade
- * Roadside culvert (if required) and finish grade for sod preparation
- * Sod - up to 8,000 square feet of Saint Augustine
- * Bora Care termite treatment with one year renewable bond
- * Landscaping - \$500 allowance
- * Concrete driveway and 3' walkway to entry
- * Removal of construction debris

Outdoors & Garage

- * Covered rear porch
- * Raised panel steel garage doors
- * Energy Miser 50-gallon water heater
- * Three hose bibs

Foundation, Walls, & Insulation

- * Steel reinforced monolithic 3,000 psi concrete foundation
- * Continuous concrete and steel tie beam
- * Concrete block exterior walls
- * Cementitious textured exterior walls with choice of colors
- * R-30 insulation in living area ceilings
- * R-11 insulation in exterior walls
- * Insulated windows throughout
- * Natural marble windowsills
- * Insulated steel exterior doors

Interior Walls & Ceilings

- * Interior walls - orange peel drywall
- * Walls - two coats of latex paint
- * Round drywall corners in traffic areas
- * Interior ceiling - spray finish or knockdown texture
- * 9'4" ceilings throughout
- * Special ceiling effects
- * *Trailblazer has vaulted ceilings.
- * *Riviera I & II have 10' ceilings.

Bedrooms & Bathrooms

- * Pre-wired for ceiling fans in all bedrooms
- * Ceiling fan in Master Bedroom
- * Water-saver showerheads
- * Exhaust fans in toilet areas
- * Cultured marble vanity tops in bathrooms
- * Plate glass mirrors in bathrooms

Electrical

- * Light fixtures
- * Decorator style switches
- * Smoke detectors
- * All Bedrooms, Great Room and/or Family Room are pre-wired for telephone outlets
- * All Bedrooms, Great Room and/or Family Room are pre-wired for cable television outlets
- * Ceiling fan in Great Room and/or Family Room
- * Rear Lanai pre-wired for ceiling fan

Appliances

- * Deluxe smooth top Whirlpool electric range and hood
- * Dishwasher
- * Washing Machine hook-up
- * Dryer hook-up vented to exterior

Cabinetry & Countertops, Woodwork & Doors

- * Raised panel vinyl cabinets in Kitchen and Baths
- * Ceramic white/off-white mushroom knobs on cabinetry
- * Mica matte finish countertops in Kitchen with beveled edge
- * Raised six-panel or classique interior doors
- * Kwik-set hardware in choice of finish
- * Deadbolts on all exterior doors
- * Colonial trim and baseboard
- * Niches
- * *Woodfield has built-in entertainment center.

Roofing

- * Vinyl soffits and aluminum fascia
- * Fungus resistant roof shingles
- * Professionally engineered roof system
- * Continuous roof ridge vent system
- * Clips, anchors, and fasteners to meet code requirements

Flooring

- * Carpet installed - \$1.59 per square foot allowance
- * European tile in Foyer and Bathrooms
- * *Trailblazer IV also has tile in Kitchen and Laundry Area
- * *Woodfield also has tile in Kitchen
- * *Riviera I also has tile in Kitchen, Laundry Area and Nook

Insurance & Warranties

- * Builders Risk and Liability Insurance
- * Homeowner Warranty – Ten year warranty
- * Roof Shingles – Twenty year warranty
- * A/C Compressor Parts – Five year warranty
- * Appliances – One year warranty

Bentley Popular Upgrades

* Automatic sprinkler system with automatic timer.....	\$1,950.00
* Jetted well (¾ hp pump).....	\$1,200.00
* Landscaping Package.....	\$3,700.00
* Pull down attic stairs in Garage.....	\$350.00
* Garage door opener with two remote controls	\$400.00
* Tile Front Porch.....	\$990.00
* Concrete stain porches and Garage floor.....	\$500.00
* Above-range microwave unit.....	\$500.00
* Kitchen cabinets upgraded to Bertch or equal, solid wood doors with glaze finish.....	\$8,000.00
* Kitchen countertops with molded Corian sink.....	\$6,400.00
* Roof shingles (30-year architectural grade).....	\$1,550.00
* Tile Package (Kitchen / Nook / Laundry Area).....	\$2,400.00
* Tile Package (Kitchen / Nook / Laundry Area / Great Room / Dining Room).....	\$5,580.00