



STANDARD CONSTRUCTION SPECIFICATIONS

ISSUED

01 / 2026

The Liberty *Standard*, 2026 edition.

LICENSE

CGC 1528105

Every Liberty Partners residence is built to a published standard. The specification on this sheet represents the minimum quality, materials, and systems used on a Liberty home. Most projects exceed it – documented as upgrades on a project-by-project basis.

Information deemed accurate but not warranted. Because of our continued effort to improve our homes, the features included as standard are subject to change without notice. Standards apply to new construction in Central Florida unless otherwise noted on a project-specific addendum.

01 Exterior 11 items

EX.01	Steel-reinforced 3,000 PSI slab	STD
EX.02	Concrete-block exterior walls (1st floor)	STD
EX.03	2×6 framed exterior walls (2nd floor)	STD
EX.04	Zip Board® sheathing & air barrier	STD
EX.05	Engineered floor & roof trusses	STD
EX.06	PLI DEK® concrete composite deck	STD
EX.07	Hand-laid clay tile roof, copper drip	STD
EX.08	Clopay® insulated garage doors, remote	STD
EX.09	Decorative pavers – porches & walks	STD
EX.10	Designed landscape & irrigation plan	STD
EX.11	Centricon® termite protection	STD

02 Interior 12 items

IN.01	8' solid-core interior doors	STD
IN.02	Light-textured ceilings & walls	STD
IN.03	7" crown moulding · main living & beds	STD
IN.04	6" baseboard moulding throughout	STD
IN.05	4" case moulding around doors	STD
IN.06	Solid wood window sills	STD
IN.07	Porcelain tile – main living & baths	STD
IN.08	Hardwood stairs with decorative rails	STD
IN.09	Decorative ceiling details (per plan)	STD
IN.10	Carpet – bedrooms	STD
IN.11	Closet systems – standard white	STD
IN.12	Decorative lighting & fans (per plan)	STD

03 Kitchens 11 items

KT.01	All-wood 42" cabinet boxes	STD
KT.02	Designer granite, 3cm w/ 4" backsplash	STD
KT.03	Soft-close doors · dovetail drawers	STD
KT.04	Under-counter lighting	STD
KT.05	Premium under-mount sink	STD
KT.06	Center island (per plan)	STD
KT.07	SS refrigerator / freezer	STD
KT.08	SS cooktop · hood · oven · microwave	STD
KT.09	SS dishwasher · garbage disposal	STD
KT.10	Wolf · Sub-Zero · Miele appliance suite	UPGR.
KT.11	Calacatta or Taj Mahal stone	UPGR.

05 Outdoor Living 7 items

OL.01	Built-in summer kitchen	STD
OL.02	Granite countertops, 3cm	STD
OL.03	Built-in stainless grill	STD
OL.04	Decorative pavers & pool coping	STD
OL.05	Custom pool & spa	STD
OL.06	Gas-fired pool / spa heater	STD
OL.07	Child-safety aluminum fence	STD

04 Bathrooms 8 items

BA.01	Designer porcelain tile floors	STD
BA.02	All-wood 42" cabinetry	STD
BA.03	Granite countertops, 3cm	STD
BA.04	Designer plumbing hardware	STD
BA.05	Wall tile · showers w/ listello	STD
BA.06	Frameless glass shower doors	STD
BA.07	Plate-glass full-length mirrors	STD
BA.08	Waterworks · Lefroy Brooks fittings	UPGR.

06 Systems & Energy 9 items

SY.01	HVAC – high-efficiency 14+ SEER	STD
SY.02	Programmable LCD thermostats	STD
SY.03	Decora paddle light switches	STD
SY.04	Energy Star appliance package	STD
SY.05	Cat5e wiring to all rooms	STD
SY.06	Cable TV wiring · main & bedrooms	STD
SY.07	Wired security · 2 keypads	STD
SY.08	CO & smoke detectors · battery backup	STD
SY.09	18 SEER + zoned · Cat6 backbone	UPGR.