Construction & Systems Reference

2763 SALT DRIVE / ORIGINAL BUILDER SPECIFICATIONS

Foundation, insulation and envelope

- Slab-on-grade construction with mortar-coated block siding elements per builder specifications.
- Original insulation schedule: R-13 fiberglass batts in exterior walls, R-38 blown insulation in attic, and R-19 fiberglass batts at sloped ceilings.
- Vinyl Low-E windows; galvanized metal roofing and cementitious exterior siding per specification.
- Builder listed a renewable repair-by-replacement termite bond including Formosan coverage; renewal/current status requires verification.

Mechanical, plumbing and electrical

- Summer Salt community addendum specifies one Rinnai V94iN tankless water heater.
- Original feature sheet also includes a generic 50-gallon gas-water-heater specification; the community addendum takes precedence where documents conflict.
- 14-SEER heat pump listed in original builder specifications; confirm present equipment and performance.
- 200-amp electrical service, smoke detectors with 10-year battery backup, and ceiling fans listed in the original feature sheet.

Buyer verification checklist

- Request current FORTIFIED certificate and expiration date, if available.
- Verify roof, HVAC, water heater, smart-home devices and transferable subscriptions at inspection.
- Verify flood zone, insurance availability and costs, HOA rules, rental permissions and all current assessments independently.
- Builder drawing marked “for construction only — this is not a closing survey.” Obtain an appropriate current survey if needed.

Source: Truland Homes 2022 original feature/selection sheets and change orders supplied for 2763 Salt Drive. These describe builder-specified or selected features at construction, not a current inspection or warranty. Buyers should verify current condition, equipment, certifications, inclusions, and any modifications independently.