

## FEATURES FOR OUR HOMES

### SITE IMPROVEMENTS

- Building and driveway permits
- Concrete driveway (50 lf) and walkway 3000 lb psi concrete
- Sod (bahia) 7200 sf
- Moisture barrier and termite treatment under slab
- Well package to 100 ft. with pressure tank and switch or city hook-up

### STRUCTURAL

- Monolithic slab w/steel reinforced 3000 psi 4" concrete
- 2x4 metal or wood studs 16" o.c.
- Engineered reinforced concrete block exterior wall construction or wood frame

### ROOF SYSTEMS

- 2x6 wood sub-fascia at roof overhang
- ½" plywood roof sheathing
- Maintenance free 6" aluminum fascia with fully vented aluminum soffit
- 30 year fiberglass fungus resistant dimensional shingles (Manufacturers warranty)
- Aluminum roof ridge vents

### ELECTRICAL

- 200 amp service panel
- Copper wiring throughout
- Wired for fans and lights per plan
- Exhaust fans in all bathrooms
- Exterior lights at all entrances
- Front door entry chimes
- Three TV and phone jacks
- Smoke detection system per plan
- Two weatherproof outlets
- Decora silent rocker switches
- Recessed lighting per plan

### PLUMBING

- 55 gallon energy efficient hot water heater
- CPVC water lines and PVC drain lines throughout
- Cast iron 5' tub in second bath per plan
- Single lever washerless faucets
- Adult height elongated commodes
- Stainless steel two compartment kitchen sink
- Ice maker line for refrigerator
- 3 hose bibs
- Standard in grade septic system

### AIR CONDITIONING AND HEATING

- Multiple return air and air conditioning ducts to consist of ridged and flex fiberglass engineered ducts
- Mastic joints
- High efficiency reverse cycle heat pump system with emergency resistance heating
- Seer per code

## **CERAMIC TILE**

- Ceramic tile in shower and tub wet areas
- Cultured marble window sills throughout

## **WINDOWS, DOORS, AND TRIM**

- Lifetime warranty insulated fiberglass exterior doors with single cylinder deadbolt
- Colonial raised panel interior doors
- Lever handles on interior doors
- Vinyl insulated double pane Low E single hung windows
- Lanai screen enclosures to be framed with white or bronze aluminum
- Overhead garage doors are sectional steel and manufactured to meet required wind standards
- Opener w/two remotes
- Base board 3 1/4" or 5 1/2" high paint grade
- Closetmaid shelving per plan

## **WALLS AND CEILINGS**

- Acrylic latex paint on exterior stuccoed walls
- Interior ceilings to be 1/2" sag resistant textured drywall with vinyl latex paint (Ceiling heights vary per plan)
- Durock on shower and tub walls
- Vinyl bead board maintenance free exterior ceilings

## **FLOOR COVERINGS**

- Flooring per plan

## **CABINETS AND VANITIES**

- Maple wood cabinets by Wellborn Forest
- Cultured marble vanity tops, granite tops kitchen (group A)
- Custom mirrors in baths per plan

## **INSULATION AND VENTILATION**

- R-38 fiberglass batts in ceiling
- Block walls around living area 3/4 high R ridged Board
- R-11 fiberglass batts around bathrooms and laundry room areas
- Polyfoam sealer at all windows and doors

**Builders warranty: permits and liability insurance is included in the price of your home. Not included in Features: Impact fees, Builders Risk Insurance, furniture, window treatments, fans, fireplace logs, UG electric and concrete pump for slab if necessary.**