



## **"Beach Living" Spec Sheet**

### **Structural Features and Materials**

- 2 Bedrooms 2 Bathrooms,
- 1,300 Sq. Ft. House
- Planks over poured columns ICF 4" core/ Siding finish
- All Areas 9'4" Flat Ceilings,
- 8' Interior doors and 8' sliding glass doors or French Door
- Concrete footers reinforced with steel - 1 2" x 16 "
- Certified termite soil treatment under slab
- 1 year subterranean termite warranty
- 4" reinforced concrete slab with vapor barrier
- Interior metal wall framing 16" on center
- Engineered roof trusses with hurricane straps
- Plywood sheathing or equivalent on roof
- Steel reinforced bond beam around house
- 3D premium Shingles Roof or 26 gauge metal mill finish
- Ventilated soffit and fascia - White
- Impact Aluminum framed windows and sliding glass doors- White. Insulated, Glass Tint- Clear, **HP** Low E
- Fiberglass exterior front door
- R-30 blown insulation in ceilings
- Moisture resistant board in wet areas
- Central heating and air conditioning: 3.5 ton, 10 kW, 16 Seer
- Textured drywall on interior walls and ceilings

### **Electrical Features**

- 200-amp electrical service
- Washer and dryer hookups
- Prewire for ceiling fans per blueprint
- Recessed accent lighting
- Smoke detectors per code
- Exhaust fans at baths
- Door chime
- Lighting package - Included: utility, soffit can lights, vanity lights, two kitchen pendants and two interior fans. Max allowance of \$2500.00
- Additional fixtures to be provided by buyer and to be installed by builder. \$100.00 per fan and \$50.00 per light fixture

### **Kitchen Features**

- 42" raised panel wood cabinets - with crown, light molding and standard pulls/handles
- Level one granite countertop with standard edging
- Stainless steel double bowl under mount sink
- Standard one-hole single handle pull down faucet
- icemaker line
- ½ **HP** Garbage disposal if no septic tank present
- Stainless steel appliance package to include microwave over range, 26 cf refrigerator, smooth top range, dishwasher - Allowance \$5,000.00

### **Bathroom Features**

- Raised panel wood cabinets
- Quartz Counter top with Standard edging
- Mirrors over vanities
- Mirrored medicine cabinets in guest bathroom
- Standard chrome faucets, 4" spread
- Standard wall tile in showers
- Standard tiled floors wood planks
- Framed 3/16" tempered glass shower enclosure at master shower

### **Plumbing**

- Pex-pipe (high density polyethylene) water lines
- 40-gallon energy efficient water heater
- Two exterior hose bibs
- Standard chrome plumbing fixtures throughout.

### **Other Items Included**

- Standard tile throughout.
- Ventilated closet shelving
- Interior paint: choice of 1 standard flat color on walls with white flat ceiling and white semi-gloss on wood trim
- Exterior paint: choice of 2 standard satin colors
- Landscaping per code - Allowance of \$800.00
- Interior modern raised panel hollow core doors with 3 ¼" modern casing
- Wood interior windowsills
- 5 1/4" baseboards - modern profile
- Raised panel hollow core bi pass doors with 3 ¼" modern casing
- County permit fees excluded
- Betterment fees on property Not Included
- Culvert if required by county Not included
- City water and sewer hookup fees Not Included
- Gutters by walkway in front of the house
- Mailbox
- Warranty: (1) year on materials and workmanship ip , warranties on systems per manufacturer warranties, (10) years on struct.

### **Notes:**

1. All pricing is based on 10,000 sqft lot with 25 ' front set back
2. Builder is not responsible for heritage trees removal.
3. Builder reserves the right to substitute materials of similar values and quality depending on availability