

# ESCG SPECIFICATIONS – LHA SFH

## **Structural Features/Materials**

- Termite Bait System install
- Concrete Foundation
- Steel Reinforced concrete footers per plan specifications
- 4" reinforced concrete slab with vapor barrier
- Lanai under truss with concrete floor – screened lanai optional
- Precast concrete windowsills
- Culverts, as required by municipality
- Steel reinforced bond beam around house
- Engineered roof trusses with hurricane straps
- Plywood Sheathing or equivalent on roof
- Dimensional Asphalt Roof Shingles in standard colors
- Hurricane Impact Windows and Doors
- Double Pane-Insulated
- Ventilated soffit and fascia
- Gutters installed per code
- One 16'x8' overheard raised panel steel garage door with side lock, weather strip with remote control.
- 4.2 fi-foil insulation on exterior block walls of living area
- R-30 Insulation in ceilings over all air-conditioned space
- Moisture resistant board in wet areas
- Central Heating & Air Conditioning: 14 Seer Minimum High Efficiency Central A/C (Tonnage will depend on required energy calculations)
- Stucco Finish on Exterior Walls
- Textured drywall on Interior Walls and Ceilings
- Tray ceilings in the Great Room and Master Bedroom
- 5 ¼ inch baseboards throughout
- Interior Garage Walls finished and painted
- Fiberglass screens for all windows
- White rocker light switches throughout
- All surveys provided by the Builder

## **Electrical Features**

- 200-amp electrical service
- Washer and Dryer hookups
- Prewire for phone and TV outlets per blueprint
- Recessed accent lighting
- Smoke detectors per code
- Exhaust fans in bathrooms
- Door chime
- Flush Mount LED lighting

## **Plumbing Features**

- Pex-pipe (high density polyethylene) water lines
- 40-gallon energy efficient water heater
- Two (2) exterior hose bibs
- Matte Black plumbing fixtures throughout

## **Kitchen, Cabinets, and Closet Features**

- Soft Closing Solid Wood Panel Cabinets with Top Cabinet Crown Molding
- Level one granite countertop with standard edging
- Tile backsplash in Kitchen
- Stainless Steel undermount farm sink in the Kitchen.
- Standard one-hole single handle pulldown faucet
- Icemaker Line for Refrigerator – connected and ready
- Ventilated wire shelving in all the bedrooms, linen and pantry closets.
- Stainless Steel Appliance package: microwave over range, garbage disposal, double door refrigerator with water dispenser, smoothtop range and dishwasher (washer and dryer NOT included).

## **Bathroom Features**

- Soft Closing Solid Wood Panel Cabinets
- Level One granite countertops with standard edging with undermount sinks
- Mirrors over each vanity – one large mirror in Master – with lighting package.
- Single lever vanity faucets
- Standard size toilets – comfort height
- Standard floor to ceiling tile in all showers
- Separate walk-in shower and tub in Master. Tub/Shower combination in guest bath.
- Built-in niches in both bathrooms.

## **Landscaping**

- Fully sodded homesite with landscaping per code
- Irrigation system- 3-5 zones – depends on lot size.

## **Style**

- Large 32x32 inch porcelain tile flooring consistent throughout entire house
- Tray ceilings in Great Room and Master Bedroom – both with ceiling fans.
- Exterior paint – 2 tone paint color with white lath line around all windows, garage and front of the house.
- Interior paint – 2 tone with white baseboards and ceilings.

## **Additional Standard Items**

- Move-in Package: Matte Black towel racks and toilet tissue holders in all bathrooms, USPS approved Mailbox
- Water filtration system

## **Future Assurance**

- Warranty: (1) year on materials and workmanship, warranties on systems manufacturer warranties, (10) years on structural.

Builder reserves the right to substitute materials of similar values and quality depending on availability. Features are subject to change without notice. Floor plans and front elevations are artistic renderings of the base floor plan and elevations and may vary per home. Home designs and pricing are subject to change without notice.

