



## *Construction Specifications and Standard Features*

*Our primary focus when designing this project is to provide homes with the utmost structural integrity and energy efficiency while creating an architecturally appealing exterior aesthetic with beautiful high-end interior finishes. Although the below specifications are included with all of our plans, you may want to add a few additional features to personalize your home. Our design team will work hand-in-hand with you to bring that vision to life.*

### **Foundation:**

- a. 16" Solid Poured Concrete Columns 3500 PSI
- b. Concrete Parking Pad beneath the Home

### **Structural:**

- a. 2x6 Exterior Wall Construction with 2x4 Interior Walls
- b. Engineered I-Joists
- c. Zip Board System

### **Roofing:**

Tuff-Rib Galvanized Metal Roofing

### **Sheetrock:**

1/2" Sheetrock with Smooth Finish

### **Exterior:**

- a. PGT Windows designed per plan (Choice of White or Almond)
- b. Neuma Fiberglass Doors with Multi-Point Locking System and Hardware
- c. Rafter Tails
- d. Painted Brick or Hardie with Slatted Exterior Walls beneath Living Space
- e. Porch Ceilings – No. 1 1x6 T&G Pine with Choice of Wide Side or Beaded Side
- f. Treated Tongue and Groove KDAT (Kiln Dried After Treated) Pine Flooring
- g. Painted Wood Handrails
- h. Decorative Gutters with Round Downspouts
- i. Broom Finished Concrete Driveway and Sidewalk
- j. 4' Iron Courtyard Gate with Painted Brick or Stucco in Front. Painted Wood Gates in Rear
- k. Landscape Package with Straw, Indigenous Plants, and Zoysia Sod
- l. Two Steel-Backed Metal Insulated Doors 9' X 8' with Upgraded Motors and Two Remotes
- m. Garage to Home: Solid Core Two Panel Door with Deadbolt
- n. 7/16th OSB Covering Bottom of Home including Paint

**Mechanical:**

- a. Daikin HVAC System with Upgraded Thermostats
- b. Broan Recessed Ventilation Fan with Light

**Appliances:**

Appliance Package (Allowance per Plan.)

**Insulation:**

- a. Closed Cell Spray Foam Insulation beneath Home
- b. Open Cell in Walls and Ceiling
- c. Fiberglass Batting in Wet Walls and Master Suite

**Gas:**

Gas Cooktop and Gas Lantern per Plan.

**Interior:**

- a. ½" Sheetrock with Smooth Finish
- b. Three Wall Colors (Pro Mar 200 Low Sheen)
- c. One Trim Color (Pro Classic Semi-Gloss)
- d. 8" Crown and Baseboard throughout Home
- e. 4" Trim around all Doors, Cased Openings, and Windows on Main Level and in Master Suite
- f. Oakwood Stained Stair Treads and Painted Risers
- g. 8' Solid Core Masonite Interior Doors (Choice of Style)
- h. Painted Birch Plywood Shelving in all Closets and Built-Ins

**Plumbing Fixtures:** (Three Separate Styles and Color Choices)

- a. Two Shower Heads in Master Shower, One Being a Handheld
- b. Pedestal Sink in Half Bath
- c. 50-Gallon Hybrid Electric Water Heater
- d. Three Exterior Hose Bibs (Porch, Courtyard, Garage Entrance)
- e. Stainless Undermount Kitchen Sink (50/50 or Full Basin)
- f. Square Undermount Porcelain Bath Sinks (Choice of White or Biscuit)
- g. Mirabella ADA Comfort Height Toilets with Soft Closed Lids
- h. Free Standing Tub in Master When Plan Allows

**Custom Tile Work:**

- a. Custom Master Shower with Frameless Glass Door and Tile to Ceiling
- b. 36" Tub Base with Tile Surrounds to Ceiling in Additional Bathrooms
- c. Full Tile Backsplash in Kitchen

**Electrical Fixtures:** (3 Style Packages with Set Allowance with Custom Options)

- a. LED Bulbs in all Recessed Cans
- b. Dimmer Switches in Kitchen, Living, Master, Dining, and Porches
- c. Under-Cabinet Lighting in Kitchen
- d. Recessed LED Cans in Garage under House
- e. Fans without Light Kits in Master and Living (These Areas have Can Lighting)
- f. Fans with Light Kits in Guest Bedrooms
- g. Multi-link panel with labeled low-voltage drops

**Custom Built Cabinets:**

- a. Vanities with Matching Mirrors
- b. Soft-Close Drawer Slides
- c. Includes Choice of Knobs
- d. 6 Door Style Choices

**Granite:**

- a. Kitchen: 3cm Granite with Square or Bullnose Edge
- b. Baths: 3cm Granite and 4" Granite Backsplash

**Flooring:**

- a. Wood in Main Areas and in Master Bedroom
- b. Tile in Bathrooms and Laundry
- c. Carpet in Guest Bedrooms

**Driveway:**

3500 PSI Concrete Driveway

**Ground Floor:**

Heated/Cooled Finished Ground Floor Foyer and Staircase

*\*\*\*Buyer acknowledges and agrees that prices and specifications for materials, fixtures and appliances are subject to market conditions, thus may change. Buyer will be responsible for any increase in costs of such materials, fixtures and appliances. The Sands At Front Beach, LLC and/or Butler Homes, LLC will not markup any such cost increases over and above the actual increase cost. Any such changes will be communicated to buyer in a timely manner.*

