

# Floridian Green Homes Collection

## Specifications

### Site Work

- Site clearing up to 10,000 sq. ft and fill dirt allowance of up to 10 loads.
- Professional landscape package (per plan).
- Up to 7,000 sq. ft. Zoysia sod (per plan).
- Florida Friendly Yard
- Culvert for the driveway.

### Hurricane Resistant Structural Advantages

- Engineered and built in full compliance with all FHA/VA, state, local and hurricane requirements.
- Perimeter monolithic slab, minimum 20" footers with at least two #5 rebar reinforcements.
- Monolithic slab with 3000 psi fiber-mesh concrete to reduce cracking.
- Insulated concrete forms (ICF), steel rebar reinforced 4" poured concrete walls with 2 ½" expanded polystyrene insulation on both sides with effective R-47 value.
- Entire exterior walls are capable of withstanding winds and flying debris up to 200 mph.
- Engineered roof truss system withstands 140 mph wind with hurricane straps set in monolithic concrete walls.
- 3½" sprayed Polyurethane Foam Insulation underneath the roof decking and truss system (Icynene) providing additional hurricane protection and energy savings.
- 7/16" OSB roof sheeting.
- Peel and stick roofing in lieu of traditional felt for additional hurricane protection.
- Mildew and fungus resistant, fiberglass dimensional roof shingles with 25 -year manufacturer's warranty.
- Maintenance free aluminum fascia and vinyl soffit (per plan).
- 4 layers of exterior stucco coats with fiber mesh reinforcement.
- Hardened Exterior: full cement coated exterior with 2 coats of elastomeric outdoor paint for long life and low maintenance.
- Brushed concrete driveway and front walks (up to 800 sq. ft. per plan).
- Subterranean termite treatment the entire footprint of the home, under the slab.

# Specifications

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## Comfort and Convenience

- On-Site planning meetings during construction and designing of interior.
- 3 exterior hose bibs for your convenience.
- 3 weatherproof outdoor electrical receptacles and GFI receptacles in kitchen, bathrooms and garage (per plan).
- Air supply in all walk-in closets.
- 200 to 300 amp electric service with copper distribution system (per plan).
- Pre-wired for up to 5 ceiling fans.
- 5 phones and 5 TV outlets per customer choice.
- Washer/Dryer hookup included.
- Dryer exhaust vent and washer water shut-off valve in laundry room (per plan).
- Door chimes in house and porch.
- Covered porch (per plan)
- Top and bottoms of all doors painted to prevent swelling.
- Energy Star® 50 gallon hot water heater with glass liner for added heat retention
- Energy Star® 13 SEER central A/C system with heat pump (sized per plan).
- Windows are maintenance free, vinyl, double pane insulated, single hung, Low-E.
- Dead bolt locks on all exterior doors.
- Smoke detectors with battery back up installed (per plan).
- Pre-wired for central alarm security system.
- Combination of our wall system, insulation, Energy Star®, water savings appliances and fixtures will certify your home as “Green” by the Florida Green Building Coalition which inspects each stage of construction.

## Exclusive Garage Benefits

- Finished and painted insulated interior garage walls and insulated roof
- 3 ½” of sprayed Polyurethane Foam Insulation underneath the garage roof decking and truss system.
- Insulated hurricane resistant reinforced 16’ x 8’ raised panel garage door (per plan) with hurricane post.
- Three GFI receptacle in garage (per plan).
- Garage door opener with two remotes.
- Two exterior garage coach lights pre-wired.

## Designer Features and Elegant Interiors

- Conventional sheetrock / drywall interior.
- Rounded drywall corners in all living areas and windows (per plan).
- 3 ¼” colonial wood baseboards throughout living area of home.
- 2 ¼” door casings on all doors facing living areas.
- Orange peel finish on all interior walls.
- Dramatic knockdown texture ceilings.
- Special ceiling effects (per plan).
- All walk-in closets finished with base boards and door casings.
- Carpet over 6 lbs. rebond pad in all rooms (per plan).
- Tile in foyer, kitchen, nook, bathrooms and laundry room.
- Ventilated shelving in all closets and pantry.
- Recessed can lighting (per plan).
- Marble window sills throughout.
- Fiberglass front door, solid, insulated core.

# Specifications

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- Semi-gloss paint on all wood trim.
- Two coats interior paint with choice of two colors.
- 6' to 8' colonial doors and bi-fold doors (per plan).
- High quality door handle sets on all doors.

## Gourmet Kitchens

- Raised panel kitchen cabinets with choice of finish and color with crown molding.
- Choice of Formica with beveled edges counter tops and 4" back splash.
- Double bowl stainless steel sink.
- Garbage disposal.
- Pantry closet with light (per plan).
- Self cleaning glass top range.
- Range Top Microwave with Light & Exhaust.
- Energy Star® and water saving built-in dishwasher.
- Quality single lever kitchen faucet with veggie spray.
- Ice maker water line to refrigerator with shutoff valve.

## Impressive Baths

- Raised panel cabinets with choice of finish and color.
- Water saving faucets, toilets and shower heads.
- Roman garden tub in Master Bath ( per plan).
- Master Bath with recessed showers with tile walls to 8' high.
- Secondary bath steel top with tile walls 8'
- Exhaust fan in all baths (per plan).
- Cultured marble vanity tops with 4" back splash in all bathrooms with choice of integrated bowl style.
- Designer mirror over vanity cabinets in all baths.
- Modern elongated commodes in all baths.

## Warranties

- 10 year Bonded Builders Structural Warranty.
- Transferable bond upon sale of your home in the first 10 years.
- 5 year manufacturer's warranty on entire A/C system, compressor and heat pump.
- 1 year manufacturer's warranty on all major appliances.
- 1 year renewable bond on soil termite treatment.
- 1 year Comprehensive Palace Builders Plus Personal Warranty.

## Personalized Selections

- Florida Green Homes gives you the opportunity to select from an extensive list of special upgrades and options allowing you to further customize your home to your individual taste.
- Personal individual consultation with professional interior designer.
- Customer service program provided.
- Walkthroughs with our professional qualified team during building.
- Photographs of your home during the construction process.
- Homeowner portfolio – Benefits of your home and guide to living.

**Upgrades and options list available.**