



STANDARD FEATURES

PERMITS INCLUDED

- County/City Permit
- Builders Risk Insurance
- Survey allowance \$600.00 for placement and final survey

SITE PREPARATION

- Three (3) course block foundation
- Sodded yard includes 4,050 sq. ft. of Bahai sod and grading

PLUMBING

- Separate shower and tub in master per plan (if applicable)
- Attractive stainless-steel 8" deep double bowl kitchen sink
- Chrome Delta® single lever faucets and tub diverters (upgradeable to brush nickel)
- Recessed washer and dryer connection
- 40-gallon quick recovery water heater
- Recessed ice maker line with shut off valve
- Two (2) outside faucet hose connections
- Connection to water and sewer will be coordinated, but not included in price
- ProFlo® elongated toilets
- Drop-in China over steel vanity sinks in each bath
- Fiberglass tubs and shower with Delta® single lever handle with upgradeable tile shower with glass enclosure
- Uponor Pex or CPVC water lines under slab and PVC drain lines

ELECTRICAL

- 200 Amp electrical panel
- Light and light switch in all walk-in closets
- Two (2) outside waterproof electrical outlets
- Switched ceiling fan light outlets in all bedrooms
- Hampton Bay® ceiling fans with light kits and fixtures in family room and bedrooms
- Attractive chrome lighting over vanities
- Exhaust fans in bathrooms
- GFI receptacles where required
- Pre-wired for telephone jacks and 4 television outlets
- Smoke detectors and carbon monoxide detectors
- Door chime with lighted button
- Light in attic space

HEATING AND COOLING

- 15 SEER energy efficient heat pump—central air and heat
- Exceed the *Florida Energy Code* requirements
- Anti-microbial duct board
- Air balancing vents in bedrooms
- Programmable thermostat

ENERGY EFFICIENT INSULATION

- R-30 Owens Corning® fiberglass in attic
- Radiant barrier ¾ polystyrene foam on exterior walls with R-5 Value
- Ridge or off-ridge roof vents for attic ventilation
- Continuous ventilated energy efficient soffit

INTERIOR FRAMING

- 2" x 4" wooden studs at 16-inch on center
- Wood backing for window treatments
- Pressure treated lumber where wood touches concrete
- Hurricane engineered roof trusses

INTERIOR TRIM

- 2¼-inch colonial door casings
- 3¼-inch colonial baseboards
- Embossed 6 – panel colonial interior doors with 3 hinges and bi-folds on closets as per plans
- Decorative Kwik-Set interior and exterior door hardware
- Towel bar, toilet paper holder and towel ring in each bathroom
- Closet Maid vinyl coated wire type shelving

INTERIOR WALLS AND FINISH

- Walls and Ceilings—drywall knockdown finish with 2 coats of quality latex paint
- Durock® cement board in bathroom wet areas
- Water resistant drywall lanai ceilings

APPLIANCES

- Frigidaire® 5-element 4.9 cu. ft. electric range with smooth surface and self-cleaning
- Frigidaire® 25.5 cu. ft. side by side refrigerator with ice maker
- Magic Chef® 1.6 cu. ft. capacity 1,000 watts over the range microwave

CABINETS

- All wood cabinets in kitchen and bathrooms
- Heat resistant counter tops
- Hidden hinges on all cabinet doors
- Mirror over all vanity and cabinet

WINDOWS

- Energy Star® rated single hung MI white argon-filled vinyl windows with insulated double pane glass
- Colonial architectural windows in front of house and one-over-one windows on sides and rear
- Marble window sills at each window

FLOOR COVERINGS

- Carpet with pad in bedrooms and living area
- Luxury waterproof vinyl wood plank in bathrooms, kitchen, utility room and foyer

STRUCTURAL

- Plans certified by engineer to meet or exceed building code
- 24-inch high concrete block foundation stem wall (3 blocks)
- Masonry block walls
- Steel reinforced concrete lintel beam
- Termite treated spray on complete foundation with renewable warranty
- 3,000 psi reinforced concrete floor
- Vapor barrier under floor of entire home
- All corners and top courses of block are steel reinforced and poured solid with concrete
- 8" x 16" reinforced concrete sub footer
- 8-ft. flat ceilings with upgradeable vaulted ceilings and optional ceiling heights

EXTERIOR FINISH

- Decorative stucco finish on all exterior walls
- 2 coats of quality acrylic fade-resistant paint
- 1" x 6" aluminum fascia (white)
- Designer elevation choices
- Raised bands or decorative molding

ROOF

- 30-Year TAMKO Heritage® self-sealing architectural mildew resistant roof shingles
- 7/16-inch roof sheathing covered with synthetic underlayment
- 16-inch overhangs and 12-inch on gables covered with vented vinyl soffit
- Trusses anchored with hurricane straps and secured to exceed wind code

DRIVEWAY AND WALKWAYS

- Concrete driveway up to 530 sq. ft.
- Concrete walkway from drive to covered entry
- Concrete pads at all exit doors, including screen lanais and pool cages (when applicable)

GARAGE DOOR

- Steel overhead paneled garage door with opener and remotes (when applicable)

SPECIAL FEATURES

- Secure fiberglass 6-panel colonial entry door
- Dead lock bolts on all exterior fiberglass doors
- Pull-down stairway to attic included if garage applicable
- Termite treatment with renewable warranty

Since EBC is continually striving to improve our homes, EBC reserves the right to modify plans, specifications, materials and prices without notice. Some features listed herein are not available on all floor plans.