



STANDARD FEATURES – PREMIER SERIES

PERMITTING

- County/City Permit
- Builders Risk Insurance
- Survey allowance \$400.00 for placement and final survey

SITE

- Lot clearing allowance \$400.00 scrape site
- Yard fill – allowance four (4) 14-yard loads
- Yard includes 7,000 sq. ft. of Bahai sod and grading
- Concrete driveway allowance of 800 sq. ft. – 3,000 psi, fiber-mesh reinforced
- 4-ft. wide sidewalk from driveway to front entrance with 3,000 psi concrete
- Concrete pads at all exterior doors, including screen lanais and pool cages (when applicable)

STRUCTURAL

- Building plans certified by engineer to meet or exceed building code
- Foundation based on three (3) course stem wall (3 blocks) with termite treatment sprayed on complete foundation with warranty renewable after one (1) year
- Superior construction floor slab 3,000 psi concrete with fiber-mesh over 6-mil visqueen vapor barrier on compacted fill
- Concrete block construction with continuous poured tie-beam, poured outside corners and down cells (connecting tie-beam with concrete footer) for maximum strength
- Hurricane engineered roof system (roof pitch 6/12, 7/12, 8/12)
- Off-ridge vents or ridge vents
- Vented soffits for attic ventilation
- Aluminum fascia over 2 x 6 sub-fascia
- Pressure treated lumber where wood touches concrete
- All interior framing on 16-inch centers
- Disappearing wood stairway in garage attic (with light in attic)
- Light storage area over garage, per engineering
- 10-ft. flat ceilings and 8-ft. doors

ROOF

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

EXTERIOR

- Secure insulated fiberglass 6-panel colonial entry door
- Dead lock bolts on all exterior fiberglass doors
- Decorative stucco finish on all exterior walls
- 2 coats of quality acrylic fade-resistant paint
- Designer elevation choices
- Raised bands or decorative molding
- Steel overhead paneled 2-car garage door with interior and exterior door opener and two (2) remote controls

ELECTRICAL

- 200-amp electrical service
- Standard light fixtures included in per plan: fluorescent lights, recessed cans and trim, flood lights, standard door bell and button
- Decorative light fixtures – allow to purchase fixtures per plan
- Ceiling fans – allow to purchase fans per plan
- Smoke detectors and carbon monoxide detectors
- Exhaust fans in bathroom
- Pre-wired for five (5) television outlets and phone jacks
- GFI receptacles where required
- Wire and install four (4) flood lights
- Two (2) weatherproof exterior electrical outlets

PLUMBING

- Three (3) exterior hose bibs (faucets)
- 50-gallon quick recovery water heater
- Recessed washer and dryer connection
- Attractive undermount stainless steel double bowl kitchen sink
- Delta® single lever faucets and tub diverters (brush nickel or oil rub bronze)
- Recessed ice maker line with shut-off valve
- Pro-Flo® elongated toilets
- Undermount porcelain vanity sinks in each bath
- CPVC or PEX water lines under slab and PVC drain lines

ENERGY EFFICIENT INSULATION

- R-30 Owens Corning® fiberglass in attic
- Foam filled exterior block walls in living area
- 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
- Exceed the *Florida Energy Code* requirements

HEATING AND COOLING

- 15 SEER Comfortmaker® energy efficient heat pump— central air and heat
- Anti-microbial duct board
- Air balancing vents in bedrooms
- Programmable thermostat

WINDOWS

- Energy Star® double pane single hung MI white vinyl rated low E argon-filled windows
- Colonial architectural windows in front of house and one-over-one windows on sides and rear with marble window sills

INTERIOR TRIM AND CABINETS

- Designer colonial door casings
- 5-inch baseboards
- Crown molding package: locations per plans
- Embossed 6-panel colonial interior doors, bi-folds and pocket-doors per plans
- Decorative Kwik-Set interior and exterior door hardware
- Vanity mirrors installed in wood trim
- Clear glass shower enclosure doors
- 12-inch x 12-inch ceramic tile in shower and tub areas
- Carpet with pad in bedrooms
- Vinyl wood plank flooring in foyer, great room, dining room, kitchen, laundry room, hall and bathrooms
- ClosetMaid® ventilated shelving in all closets
- Tru Cabinetry® wood kitchen cabinets, raised panel doors with 36-inch uppers and crown molding
- Tru Cabinetry® wood bath cabinets, 36-inch
- Level 1 granite solid surface counter tops

APPLIANCES

- Samsung® 5.9 cu ft. range (black stainless)
- Samsung® 25.5 cu ft. refrigerator (black stainless)
- Samsung® 1.8 cu ft. microwave vented to exterior (black stainless)
- Samsung® dishwasher (black stainless)
- Insinkerator garbage disposal

INTERIOR WALLS AND FINISH

- Walls and Ceilings— drywall knockdown finish with 2 coats of quality latex paint
- Interior trim painted with semi-gloss paint
- Durock® cement board in bathroom wet areas to 6-ft. above finished floor
- Finished walls and ceilings in garage
- Solid vinyl ceiling in lanai

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.