

David L. Spain, principal owner of *Eagle Building Contractors, LLC* (“EBC”), has been active in the construction industry since 1978 and a Florida State Certified Building Contractor since 2002. Mr. Spain was also certified by the Contractors Institute to have fulfilled all requirements to qualify as a residential/commercial renovator.

Florida License #CBC1251533 / Business Certification #QB28349

2018 STANDARD QUALITY FEATURES

PERMITS INCLUDED

- Building
- Driveway
- Electrical
- Plumbing
- Mechanical
- Impact Fees Paid by Customer
- Water and sewer taps—well or septic

SITE PREPARATION

- 3 course block foundation
- Sodded yard includes 4,000 sq. ft. of Bahai sod and grading

PLUMBING

- Separate shower and tub in master per plan (if applicable)
- Attractive stainless-steel double bowl kitchen sink
- Chrome Delta® single lever faucets and tub diverters
- Recessed washer and dryer connection
- 40-gallon quick recovery water heater
- Recessed ice maker line with shut off valve
- 2 outside faucet hose connections
- Connection to water and sewer will be coordinated, but not included in price
- Crane Plumbing® Elongated toilets
- Drop-in porcelain over steel vanity sinks in each bath
- Fiberglass tubs and shower with Delta® single lever handle
- CPVC water lines under slab and PVC drain lines

ELECTRICAL

- 200 Amp electrical panel
- Light and light switch in all walk-in closets
- 2 outside waterproof electrical outlets
- Switched 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 2 telephone jacks and 4 television outlets
- Smoke detectors and carbon monoxide detectors
- Door chime with lighted button
- Light in attic space

HEATING AND COOLING

- 14 SEER energy efficient heat pump—central air and heat
- Exceed the *Florida Energy Code* requirements
- Anti-microbial duct board
- Air balancing vents in bedrooms
- Jumper vents
- 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 24” on center
- Wood backing for window treatments
- Pressure treated lumber where wood touches concrete
- Hurricane engineered roof trusses

INTERIOR TRIM

- Designer colonial door casings
- 3 ¼” colonial baseboards
- Embossed 6 – panel colonial interior doors with 3 hinges as per plans
- Embossed 6 – panel colonial bi-folds on closets as per plans
- Decorative Kwik-Set interior and exterior door hardware
- Towel bars 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® smooth surface freestanding 5.3 cu. ft. self-cleaning electric range
- Frigidaire® 20.4 cu. ft. frost free refrigerator including crisper drawers and ice maker
- General Electric® Hotpoint 1.4 cu. ft. capacity 950 watts microwave with turntable

CABINETS

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

WINDOWS

- Quality single hung MI white vinyl windows with insulated double pane glass
- Energy Star® rated
- 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
- Upgradeable wood flooring in living areas or ceramic tile in wet areas
- Vinyl wood plank in bathrooms, kitchen, laundry room and foyer

STRUCTURAL

- Plans certified by engineer to meet or exceed building code
- 24” 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’ standard flat ceilings with upgradeable vaulted ceilings

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

- 25-Year Owens Corning® self-sealing architectural mildew resistant roof shingles
- 7/16” roof sheathing covered with asphalt impregnated dry-in material
- 16” overhangs and 12” 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 500 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

SPECIAL FEATURES

- Secure fiberglass 6-panel colonial entry door
- Dead lock bolts on all exterior fiberglass doors
- Glass shower door included in master shower with tile shower upgrade
- Pull-down stairway to attic included if garage applicable
- Professionally designed interior and exterior color scheme selections
- 1st pest prevention treatment
- Boundary and home replacement survey and final survey

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.