

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

2017 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 minimum
- 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 vinyl wood plank in wet areas
- Ceramic tile 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
- ½” 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.*