

Palm Coast Homes Construction

Construction License
CRC1331313

210 Old Kings Rd. S. • Suite 300 • Flagler Beach, FL 32136 • (386) 517-6767

Duplex Specifications List

Site Work and Structural Features

- Site clearing up to 10,000 sq. ft. and fill dirt allowance of up to 20 loads
- Up to 7000 sq. ft. Bahia sod and landscaping
- Culvert for driveway per plan
- 2500 PSI with fiber Concrete driveway and walkway per plan.
- Steel reinforced monolithic foundation
- Engineered roof truss system withstands 140 mph wind.
- Hurricane straps set in continuous steel tie beam
- Mildew and fungus resistant fiberglass dimensional roof shingles with 25 year manufactures warranty
- 8' or 9'4" ceilings height with trays up to 10'4" per plan
- Maintenance free aluminum fascia and vinyl soffit
- Visqueen vapor barrier below monolithic slab
- Encompass by Pella double pane, isolated low E, plastic, easy care vinyl, single hang windows
- All bathrooms to have fixed glass windows
- Subterranean termite treatment of the entire footprint of the home, under the slab and around the exterior
- 8' or 9'4" Concrete block walls with hurricane straps
- Cement textured exterior walls

Warranties

- 10 year Bonded Builders Structural Warranty
- 5 year manufactures warranty on entire A/C system, compressor and heat pump
- 1 year manufactures warranty on all major appliances
- 1 year renewable termite bond on soil treatment

Home Features

- Knock down ceilings & orange peel wall textures
- One color Sherwin Williams paint throughout interior
- Ceramic flooring throughout (17 x 17)
- Walk in closets with lights per plan
- Designer light package
- Tray ceiling per respective plan
- Ceiling fan pre-wire, cable, phone pre-wires, smoke detectors and carbon monoxide detector per plan
- Oversized 1 car garage per side
- Automatic garage door opener
- Sliding Encompass by Pella glass doors per plan
- Attic access
- Exterior hose bibs per plan
- Bathroom fans ducted to exterior
- Tiled showers
- Designer mirrors, shelving and other accessories
- Master bathroom shower fiber glass insert with comfortable seat
- Tub in the bathroom per plan
- Wall tiles around the tub.
- Exhaust fans in all bathrooms
- Spray foam insulation on a all CMU unit's separation wall
- Masonite "Riverside" interior door per plan specs.
- Covered and screened lanai per plan with exit door.

Kitchen

- Kitchen cabinets with granite countertops
- Pantry per plan
- Appliance package:
 - ✓ Range
 - ✓ Energy saving dishwasher
 - ✓ Energy saving refrigerator
 - ✓ Roof ventilated hood
- Ice maker water line for refrigerator
- Garbage disposal unit
- Double compartment stainless steel sink with quality faucet and sprayer

Energy Saving Features

- Energy efficient 16 SEER A/C unit per side
- R-30 Ceiling insulation over A/C space
- R-11 Exterior walls
- 40 gallon energy saving water heater per unit
- Insulated fiberglass exterior door
- Programmable digital thermostat

City of Palm Coast Water and Sewer Connection fees Surveys, All Building Permits, City and Government, Architectural Drawings and Builders Risk Insurance are included. Lot is not included.

*Specific features may vary by Plan. All Features and Specifications are subject to change.

*Custom changes will be priced additionally and added to the existing price list.

*All houses East from I-95 required by code hurricane proof windows or shutters.