

Palm Coast Homes Construction

Construction License

CRC1331313

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

Platinum Series Specifications List.

Site Work and Structural Features

- Site clearing up to 10,000 sq. ft. and fill dirt allowance of up to 30 loads
- Up to 7000 sq. ft. St. Augustine sod,
- 4 Zone irrigation system and landscaping
- Culvert pipe for driveway per plan
- 3000 PSI with fiber Concrete driveway and walkway
- 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 "Oakridge" roof shingles
- 9'4" or 10' height ceilings with trays up to 11'4" or 13'4" per plan.
- Maintenance free bronze aluminum fascia and vinyl soffits
- Visqueen vapor barrier below monolithic slab
- MI double pane, insulating low E, easy care vinyl, single hang windows
- Fixed glass windows per plan.
- Subterranean termite treatment of the entire footprint of the home, under the slab and around the exterior
- 9'4" or 10' Concrete block walls with hurricane straps

Exterior Features

- Cement textured exterior walls
- Garage coach or soffit lights
- Two colors Sherwin Williams paint throughout exterior
- Covered and screened lanai per plan with door

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
- Two colors Sherwin Williams paint throughout interior
- Ceramic or porcelain tile flooring allowance
- Laminate or Vinyl flooring allowance per plan
- Designer light package allowance
- Tray ceiling per respective plan (maximum 2)
- Ceiling fan pre-wire, cable, phone pre-wires, smoke detectors and carbon monoxide detector per plan
- 5" crown molding in Great Room upper trays per plan
- 6" baseboards and 4" windows casing per plan
- Lever Door Handles
- Covered lanai ceiling fan included per plan
- Oversized 2 car garage with 8' high door opening
- Stained garage and covered lanai floor
- Automatic garage door opener
- Sliding MI glass or French doors per plan
- Wooden pull down stairs for easy attic access
- 3 Exterior hose bibs per plan
- Landry room utility sink
- Bathroom fans ducted to exterior
- Bathroom faucets chrome by Moen
- Tiled showers per plan
- Rain head, magnetic handheld shower in master bathroom, tiled seat, and build-in niche.
- Frameless tempered master shower glass enclosure
- Designer mirrors, shelving, and bathroom hardware
- Tub in the 2nd bathroom per plan
- Wall tile around the tub.
- Exhaust fans in all bathrooms
- Masonite "Riverside" paintable interior doors 6'8" and 8' per plan specs.

Kitchen

- 42 "Kitchen cabinets by CNC factory "Shaker White" with granite countertops in choice of colors
- Pantry per plan
- Appliance package: Stainless steel
 - ✓ Range
 - ✓ Energy saving dishwasher
 - ✓ Energy saving refrigerator
 - ✓ Microwave
- Ice maker water line for refrigerator
- Garbage disposal unit
- Double compartment stainless steel sink with Moen faucet and sprayer

Energy Saving Features

- Energy efficient 16 SEER A/C unit per side
- R-38 Ceiling insulation over A/C space
- Concrete block filled cell foam insulation
- 50-gallon energy saving water heater per unit
- Insulated fiberglass slab exterior door
- Programmable digital thermostat

City of Palm Coast Water and Sewer Connection fees (up to \$6,200.00), 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