

Palm Coast Homes Construction

Construction License
CRC1331313

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

Silver 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. Bahia sod and landscaping
- Culvert for driveway per plan
- 3000 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 "Oakridge" roof shingles
- 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
- MI double pane, insulating low E, easy care vinyl, single hang 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
- Flooring allowance up to \$1.00 per sq. ft
- Walk in closets with lights per plan
- Light package allowance
- 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 MI glass doors per plan
- Attic access
- 2 Exterior hose bibs per side
- Bathroom fans ducted to exterior
- Bathroom mirrors, shelving, and bathroom hardware
- Master bathroom shower fiber glass insert with comfortable seat
- Bathroom faucets chrome by Moen
- Tub in the 2nd 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 6 panel interior door per plan specs.
- Covered and screened lanai per plan with door.

Kitchen

- 42" Kitchen cabinets by CNC factory "Shaker White" 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
- 40-gallon energy saving water heater per unit
- Insulated fiberglass exterior door
- Programmable digital thermostat

City of Palm Coast Water and Sewer Connection fees (up to \$12,400) Surveys, All Building Permits, City and Government, Architectural Drawings and Builders Risk Insurance are 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.