

# *Florida Green Construction Inc.*

## Certified Green Homes Construction Specifications

### **ENERGY EFFICIENT GREEN FEATURES ADVANTAGES**

- From 9'4" up to 14' high concrete block exterior walls per plan.
- Engineered and built in full compliance with all FHA/VA, state, local and hurricane requirements.
- Monolithic slab foundation, minimum 20-inch footers with at least two #5 rebar reinforcements.
- 3000 PSI fiber-mesh concrete to reduce cracking in all slabs.
- Wind Mitigated roof: no ridge vent, because of enclosed envelope design with the roof insulation
- Engineered roof truss system withstands up to 140 mph wind with hurricane straps set in concrete walls.
- 7/16" OSB roof sheathing.
- 40 Mil. Self-adhering Peel & Seal underlayment applied under shingles for double protection from leaks.
- Mildew and fungus resistant, fiberglass dimensional roof shingles with 30-year manufacturer's warranty.
- Spray foam open cell roof insulation. 5 1/2" above A/C areas and 3 1/2" above garage. Applied directly to the bottom of the roof decking, reducing energy intake.
- Maintenance free aluminum fascia and vinyl soffit
- Exterior walls finished with 2 layers of stucco
- Exterior walls coated with 2 coats of high-quality paint for long life and low maintenance
- Energy-efficient, Low-E, double pane, insulated, single hung, vinyl windows throughout
- Energy Star® 16 SEER central A/C system with heat pump (sized per plan)
- Constant fresh air flow from the outside. Returns in all bedrooms
- Low VOC interior & exterior paint
- Certified NET ZERO READY HOME

### **IMPRESSIVE BATHS**

- Wood cabinets with choice of finish and color.
- Granite or Quartz vanity tops with under mount sinks and 4" back splash in all bathrooms
- Roman garden tub in Master Bath (per plan).
- Master Bath with recessed showers with tile walls (per plan).
- Secondary baths: steel tub with tile walls or fiberglass shower unit (per plan).
- Exhaust fan in all baths (per plan).
- Designer mirror over vanity cabinets
- Water efficient faucets, shower heads and elongated toilets.

### **GOURMET KITCHEN**

- 36" or 42" solid wood kitchen cabinets per plan with choice of colors.
- Soft close & full extension drawers
- Controlled Blumotion hinges.
- Crown molding above kitchen cabinets
- Undermounted insulated stainless steel sink.
- Garbage disposal.
- Granite or Quartz counter tops with under mount sink and 4" back splash
- Pantry closet with light (per plan).
- Stainless steel Energy Star® appliances, vented outside microwave, dishwasher and glass top range.
- Water Efficient kitchen faucets with veggie spray.
- Ice maker water line to refrigerator.
- \$1,000 builder allowance.

### **COMFORT AND CONVENIENCE**

- On-Site planning meetings during construction and designing of interior.
- 2 exterior hose bibs for your convenience.
- 2 weatherproof outdoor electrical receptacles and GFI receptacles in kitchen, bathrooms and garage.
- Air supply in all walk-in closets.
- 200-amp electric service with copper distribution system.
- Pre-wired for up to 5 ceiling fans, 2 phones and 4 TV outlets per customer choice.
- Washer/Dryer hookup included.
- Dryer exhaust vent and washer water shut-off valve in laundry room.
- Top and bottoms of all doors painted to prevent swelling.
- Door chimes in house and porch.
- Dead bolt locks on all exterior doors.
- Smoke detectors with carbon monoxide sensors and battery back-up installed.
- Brushed concrete driveway and front walks 25' long by 16' wide including apron.
- Two exterior garage coach lights.
- Pull down attic stairs with light in attic.
- Garage door opener with two remotes

### **DESIGNER FEATURES AND ELEGANT INTERIORS**

- Rounded drywall corners in all formal living areas.
- Orange peel-finish on all interior walls.

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- Dramatic knockdown texture ceilings.
- Tray ceilings as per plan
- High quality door handle sets on all doors.
- Marble windowsills throughout.
- 6'8" or 8' (per plan) fiberglass solid insulated core front door.
- Semi-gloss paint on all wood trim.
- 6'8" feet interior doors or 8' (per plan) interior door
- Tile Floors in foyer, kitchen, nook, bathrooms and laundry room.
- Laminate flooring in all other rooms.
- Ventilated shelving in all closets and pantry.
- Recessed can lighting per plan.
- \$500 builder allowance for lighting fixtures.

### **SITE WORK**

- Site clearing up to 10,000 sq. ft. and fill dirt allowance of up to 20 loads.
- Subterranean termite treatment of the entire footprint of the home, under the slab and around exterior.
- Up to 5,000 sq. ft. Bahia sod.
- Drip line irrigation in all flower beds
- Culvert for the driveway if required.

### **WARRANTIES**

- 1-year Builder Warranty
- 10 years Bonded Builders Structural Warranty.
- Transferable bond upon sale of home.
- 5- year manufacturers' warranty on entire A/C system, compressor and heat pump.
- year manufacturer's warranty on all major appliances
- 1-year renewable bond on soil termite treatment.
- Green Certifications

### **UPGRADE TO A SAFE HOME WITH ICF WALLS, A LUXURY FORTRESS**

- ICF Exterior Walls (insulated concrete form wall construction.) ICF steel rebar reinforced 4" poured concrete walls with 2 1/2" expanded polystyrene insulation on both sides with up to R-29 insulation value.
- **ICF exterior walls are capable of withstanding up to 200 mph winds and flying debris, fire resistant up to 4 hours and sound suppressant.**
- Combination of ICF wall system, roof foam insulation, Energy Star® and WaterSense® or WaterStar®

appliances and fixtures will save you up to 70% on your utility bills.

- Substantially lower insurance premiums!

### **EXCLUSIVE GARAGE BENEFITS WITH ICF WALLS!**

- Finished and painted insulated garage walls
- Spray Foam open cell roof insulation above garage
- Insulated, hurricane resistant reinforced raised panel garage door.

### **SUGGESTED UPGRADES**

- Prewire for generator
- Hurricane Shutters
- Impact Resistant Glass
- Solar Hot Water System with 80 Gallon Tank
- Gutters around the perimeter of roof

### **INCLUDED WITH AGING IN PLACE UPGRADES \***

- Ramp front entry porch
- Ramp area from garage into home
- Access to rear lanai to be ramped
- Make all doors 36" when possible
- Accessible Bathroom. Master bathrooms should have enlarged showers 4'7" wide when possible
- 36" entrance into showers when possible
- Grab bars installed in bathrooms
- Paint Home with Soothing

\* **Must be specified in addendum**

### **AGING IN PLACE UPGRADES**

- 2 separate vanities with one at standard height and one at Accessible height
- Removable & Adjustable Shower Heads
- Removable ADA approved seat in shower
- Bypass closet doors on closets instead of bifold
- Front load washer and dryer on a 12" raised platform/ shelf
- Front mounted controls on the stove/ range
- Countertop microwaves
- Lighting under the wall cabinets
- Pull out shelves in lower kitchen cabinets
- ADT or Home alarm system / life alert system for the home.
- Recommended Upgrade to Propane Generator to power home if electricity goes out