

## Florida Green Homes, LLC

### Specifications for Luxury Green Homes Collection Yes! It's included!!

#### *Energy Efficient and Green Features*

- 10.8 ft high Insulated Concrete Forms Wall Construction which is up to 200 mph hurricane resistant and R-47 insulation value.
- Icynene Roof Insulation. Customer benefits from dramatic reduction in energy consumption: up to 70% savings on electric bills.
- ZIP System® roof sheathing which provides moisture barrier all in one so roof system is inherently resistant to moisture and improve energy efficiency. Certified as a Green product by NAHB Research Center.
- Custom Windows System (CWS) Energy-efficient, Low-E, maintenance free, vinyl double pane, insulated, single hung, impact resistant windows throughout.
- Energy Star® and WaterStar® appliances and light fixtures.
- Energy Star® 15 SEER central A/C system with heat pump (sized per plan). Returns in all bedrooms.
- LEED Green Certified Exterior Paint.
- GREEN GUARD Certified, no VOC interior paint.
- Certified Green upgraded Kitchen & Bath Cabinets.
- Carpet & Rug Institute Certified Green Carpet.
- Irrigation system. Drought & bug resistant Zoysia Grass.
- Combination of our wall system, roof insulation, Energy Star® and WaterStar® appliances and fixtures will certify your home as "Green" by the Florida Green Building Coalition which inspects each stage of construction.

#### *Hurricane Resistant Structural Advantages*

- Engineered and built in full compliance with all FHA/VA, state, local and hurricane requirements.
- Perimeter monolithic slab, minimum 20 inch footers with at least two #5 rebar reinforcements.
- Insulated concrete forms (ICF), steel rebar reinforced 4" poured concrete walls with 2 ½" expanded polystyrene insulation on both sides with effective R-47 value.
- Monolithic slab with 3000 PSI fiber-mesh concrete to reduce cracking.
- ICF exterior walls are capable of withstanding winds and flying debris up to 200 mph.
- Engineered roof truss system withstands 120 mph wind with hurricane straps set in monolithic concrete walls.
- 5½" sprayed Polyurethane Foam Insulation (Icynene) underneath the roof decking and truss system above living area; 3½" above garage and remaining areas providing additional hurricane protection and energy savings
- ZIP System® roof sheathing which provides moisture barrier all in one so roof system is inherently resistant to moisture and improve energy efficiency.
- Certified as a Green product by NAHB Research Center.
- 55 Mil. Self adhering Peel & Seal underlayment applied under shingles for double protection.

- Mildew and fungus resistant, fiberglass dimensional roof shingles with 30-year manufacturer's warranty.
- Maintenance free aluminum fascia and aluminum soffit (per plan).
- 4 layers of exterior stucco coats with fiber mesh reinforcement.
- Hardened Exterior: full cement coated exterior with 2 coats of elastomeric outdoor paint for long life & low maintenance. LEED Green Certified.
- Brushed concrete driveway and front walks (up to 800 sq. ft. per plan).
- Gutters around the perimeter of the roof.
- Subterranean termite treatment of the entire footprint of the home, under the slab and around exterior.

#### *Site Work*

- Site clearing up to 10,000 sq. ft and fill dirt allowance of up to 10 loads.
- Florida Yards & Neighborhoods Landscaping Package certified by University of Florida. Irrigation system.
- Up to 7,000 sq. ft. drought and bug resistant Zoysia Grass.
- Culvert for the driveway if required.



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#### *Comfort and Convenience*

- On-Site planning meetings during construction and designing of interior.
- 3 exterior hose bibs for your convenience.
- 3 weatherproof outdoor electrical receptacles and GFI receptacles in kitchen, bathrooms and garage (per plan).
- Air supply in all walk-in closets.
- 200 to 300 amp electric service with copper distribution system (per plan).
- Pre-wired for up to 5 ceiling fans, 5 phones and 5 TV outlets per customer choice.
- Washer/Dryer hookup included.
- Dryer exhaust vent and washer water shut-off valve in laundry room (per plan).
- Door chimes in house and porch.
- Covered porch (per plan).
- Top and bottoms of all doors painted to prevent swelling.
- Energy Star® 15 SEER central A/C system with heat pump (sized per plan).
- Custom Windows System (CWS) Energy-efficient, Low-E, maintenance free, vinyl double pane, insulated, single hung, impact resistant windows throughout.
- Dead bolt locks on all exterior doors.
- Smoke detectors with carbon monoxide sensors and battery back-up installed.
- Central alarm security system with free first year monitoring.

#### *Exclusive Garage Benefits*

- Finished and painted insulated garage walls .
- 3½" of sprayed Polyurethane Foam Insulation underneath the garage roof decking and truss system.
- 8' High Hurricane Resistant reinforced raised panel Insulated garage door.
- Four GFI receptacles in garage (per plan).
- Two exterior garage coach lights.
- Pull down attic stairs with light in attic.
- Garage door opener with two remotes.

#### *Designer Features and Elegant Interiors*

- Decorative Acrylic paint finish floor.
- All exterior walls 10' 8" high. In tray ceilings from 12' – 13' high with crown moldings.
- 5 ¼" colonial wood baseboards throughout living area of home.
- 3 ½ door casings on all doors facing living areas.
- Crown moldings in tray ceilings, master bedroom and formal areas.

- 8' Interior colonial doors and 8' bi-fold doors.
- 8' high sliding glass doors, per plan
- 8' high French doors, interior and exterior per plan
- 8' high insulated fiberglass front door with two sidelights or double door with transom above, per plan. Impact-resistant glass inserts.
- Rounded drywall corners in all formal living areas.
- Orange peel finish on all interior walls.
- Dramatic knockdown texture ceilings
- All walk-in closets finished with base boards and door casings.
- CRI Certified Green Carpet over 6 lbs. re-bond pad in all rooms (per plan).
- Upgraded tile 18"x18" in foyer, kitchen, nook, bathrooms and laundry room with underlayment to prevent cracking.
- Ventilated shelving in all closets and pantry.
- Recessed can lighting (per plan).
- Marble windowsills throughout.
- Semi-gloss paint on all wood trim.
- Green Guard Certified, no VOC two coats of interior paint with choice of two colors.
- High quality door handle sets on all doors.

## *Florida Green Homes, LLC*

### **Specifications for Luxury Green Homes Collection Yes! It's included!!**

#### *Gourmet Kitchens*

- Certified Green upgraded raised panel 42" kitchen cabinets with crown molding.
- Granite countertops and 4" back splash.
- Under and over cabinets lighting.
- Double bowl insulated stainless steel sink.
- Garbage disposal.
- Pantry closet with light (per plan).
- Stainless steel EnergyStar® appliances.
- Self cleaning glass top range.
- Built-in Microwave with light and exhaust fan, vented outside (per plan).
- EnergyStar® and WaterStar® built-in dishwasher.
- Quality single lever kitchen faucets with veggie spray.
- Ice maker water line to refrigerator.

#### *Impressive Baths*

- Certified Green upgraded cabinets with choice of finish and color.
- WaterStar® faucets, toilets and shower heads.
- Roman garden tub in Master Bath (per plan).
- Master Bath with recessed showers with ceramic tile walls to ceiling.
- Secondary baths: steel tub with 8' tile walls.
- Exhaust fan in all baths (per plan).
- Granite vanity tops with 4" back splash in all bathrooms.
- Designer mirror over vanity cabinets.
- Modern elongated, dual-flush commodes in all baths.

#### *Warranties*

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