

Florida Green Homes, LLC.

Lic. #: CRC044762

Specifications

For Smart and Floridian Green Homes Collections

Energy Efficient and Green Features

- Insulated Concrete Forms Wall Construction which are up to 200 mph hurricane resistant and R-47 insulation value, 8 ft. high for Smart Green Collection and 9.4 ft. high for Floridian Collection.
- Icynene Roof Insulation. Customer benefits from dramatic reduction in energy consumption: up to 70% savings on electric bills.
- Energy-efficient, Low-E, maintenance free, double pane, insulated, single hung vinyl windows throughout.
- Energy Star® and WaterSense® appliances.
- Energy Star® 14 SEER central A/C system with heat pump (sized per plan). Returns in all bedrooms.
- Low VOC interior & exterior paint.
- Certified Green Kitchen & Bath Cabinets.
- Carpet & Rug Institute Certified Green Carpet.
- Florida Yards & Neighborhoods Landscaping Package Certified by University of Florida.
- 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
- 7/16” OSB roof sheeting.
- 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 with 2 coats of elastomeric outdoor paint for long life and low maintenance.

- Brushed concrete driveway and front walks (up to 800 sq. ft. per plan).
- Subterranean termite treatment of the entire footprint of the home, under the slab and around exterior.

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® 14 SEER central A/C system with heat pump (sized per plan).
- Low-E, maintenance free, double pane, insulated, single hung vinyl windows throughout.
- Dead bolt locks on all exterior doors.
- Smoke detectors with carbon monoxide sensors and battery back up installed.
- Pre-wire for Central alarm security system.

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Exclusive Garage Benefits

- Finished and painted insulated garage walls.
- 3½” of sprayed Polyurethane Foam Insulation underneath the garage roof decking and truss system.
- Hurricane resistant reinforced raised panel 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

- Rounded drywall corners in all formal living areas.
- 3 ¼” colonial wood baseboards throughout living area of home.
- 2 ¼” door casings on all doors facing living areas.
- Orange peel finish on all interior walls.
- Dramatic knockdown texture ceilings.
- Special ceiling effects: (tray ceiling per plan)
- All walk-in closets finished with base boards and door casings.
- CRI Certified Green Carpet over 6 lbs. rebond pad in all rooms (per plan).
- Tile 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 window sills throughout.
- Fiberglass front door, solid insulated core.
- Semi-gloss paint on all wood trim.
- Green Guard Certified, no VOC two coats of interior paint with choice of two colors.
- 6’ 8” colonial doors and bi-fold doors.
- High quality door handle sets on all doors.

Specifications

For Smart and Floridian Green Homes Collections

Gourmet Kitchens

- Certified Green upgraded wood panel 36” kitchen cabinets with your choice of colors.
- Crown molding for Floridian Collection.
- Choice of Formica with beveled edges countertops and 4” back splash.
- Double bowl stainless steel sink.
- Garbage disposal.
- Pantry closet with light (per plan).
- Self cleaning glass top range.
- Microwave with exhaust fan and light, 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 cabinets with choice of finish and color.
- WaterStar® faucets, toilets and shower heads.
- Roman garden tub in Master Bath (PP).
- Master Bath with recessed showers with tile walls to 8’ high.
- Secondary baths: shower unit for Eco-Logic collection; steel tub with 8’ tile walls for Floridian collection.
- Exhaust fan in all baths (per plan).
- Cultured marble – for Floridian collection, Formica – for Smart Green collection, vanity tops with 4” back splash in all bathrooms.
- Designer mirror over vanity cabinets.
- Modern elongated commodes in all baths.

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.
- Up to 7,000 sq. ft. Bahia sod (per plan).
- Culvert for the driveway if required.

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.

Personalized Selections

- Florida Green Homes gives you the opportunity to select from an extensive list of special upgrades and options allowing you to further customize your home to your individual taste.
- Customer service program provided.
- Walk-throughs with our professional qualified team during building period.
- Photographs of your home during the construction process.
- Homeowner portfolio – Benefits of your home and guide to living.