

HOME SPECIFICATIONS JANUARY 2020

SOIL & SITEWORK

- Boracare Termite Protection.
- Soil Percolation Test.
- Initial Lot Survey for Standard Initial Lot Survey for Standard 80x120 Lot.
- Clearing (3 {15 Yard} Loads of Debris) and Prep for Standard 80x120 Lot.
- Standard Foundation Fill (3 {18 Yard} Loads).
- Grading for an 80x120 Lot.
- Up To 5,000 Sq. Ft. Of Bahia Sod.

STRUCTURAL

- Cement Block Wall with Unibody (Monolithic) Concrete Foundation Fully Reinforced with Structural Steel.
- Visqueen Vapor Barrier under All Concrete Floors.
- All Exterior Walls Are Engineered Steel Reinforced Concrete Construction.
- Continuous Concrete Pour with Steel Reinforced Lintel around Entire House.
- Engineered Roof Truss Hurricane Anchors in Lintel and Fastened to Top Chord of Truss.

FRAMING AND ROOF

- Minimum 2" X 4" Wood Studs on All Frame Walls (16" On Center). Pressure Treated Where Wood Touches Masonry.
- Yellow Pine Engineered Trusses 24 Inches on Center.
- Quality 1/2-inch plywood Roof Sheathing.
- Tech Wrap Ultimate 100% Poly Propylene Roofing Underlayment or Equivalent.
- Fiberglass Fungus Resistant Dimensional Shingles with (LIFETIME MANUFACTURER'S WARRANTY).
- 16-Inch Maintenance-Free Aluminum Ventilated Soffit (Exterior Color Coordinated).
- 6 Inch Aluminum Fascia.
- Energy Saving Ridge Vent for Full Attic Ventilation.

INTERIOR WALLS & CEILINGS

- ½ "Drywall with Orange Peel Finish on Walls and Spanish Lace Finish on Ceilings.
- Moisture Resistance Cement Board Behind Wall Tile in Baths.
- Finished Ceilings on Entry Way and Lani.
- Marble Windowsills.

AIR CONDITIONING and INSULATION

- High Energy Efficient Heat Pump Air Conditioning, Air Returns with Filters.
- Entire Ductwork System Certified Mastic Sealed & Heat Reflective.
- Digital Programmable Thermostat with Humidity Control.
- Airconditioned Laundry Room & Walk-In Closets.
- R-30 Fiberglass Ceiling Insulation over Living Areas.
- R-11 Fiberglass Batts in Walls between Garage and Living Areas.
- R-5 3/4" Thermax Insulation High-R Board on Exterior Masonry Walls.
- Single Hung Low-E Double Pane Insulated Operable Windows & Sliding Glass Doors with Locks. White or Bronze Frame.
- All Windows Screened.

ELECTRICAL

- 200-Amp Electric Service with Circuit Breaker Panel.
- Copper Wiring Throughout Entire Home (110 – 220 Volts)
- Decora Light Switches and outlets.
- Two Coaxial Cable Tv Outlets.
- Custom Designed Recessed Lighting in Kitchen.
- Two Pre-Wired Telephone Outlets Including Jacks (Master Bedroom & Kitchen).
- Gfi Outlets in Kitchen, Baths, Laundry, Garage, and (2) Exterior.
- Pre-Wired For Automatic Garage Door Opener.
- Range Hood & Dryer Vented to Outside.
- Electric Smoke Detectors with Battery Back-Up.
- Front Door Chime.
- Exhaust Fan in Every Bath.
- Dryer Hook up (220 V).

PLUMBING

- Rimless Double Kitchen Sink with hand spray faucet.
- White porcelain vanity sinks in bathrooms.
- ½ HP Garbage Disposal.
- Steel Enamel Tubs with Choice of Designer Color.
- China Lavatories and Elongated Toilets.
- CPVC Piping Through-Out.
- Delta Single Lever Faucets in Kitchen and Baths.
- 40-Gallon Quick Recovery Water Heater.

- Refrigerator Water Line with Shut-Off Valve.
- 3 Exterior Hose Bibbs.
- Washer Machine Hook Up.
- 40 Ft of Water and Sewer Lines.

INTERIOR FEATURES

- Sherwin Williams Flat Interior Paint.
- Level 1 Granite countertops with 4inch backsplash.
- Ceramic Wall Tile for shower & tub surroundings with bullnose edging with soap dish.
- Quality Wall to Wall Stain Resistant Wear Dated Carpet Installed Over High Density Pad.
- Tile in All Wet Areas and front door entry way.
- 5 1/4" Wood Base in All Rooms.
- Full Length Mirrors over Bathroom Vanities.
- All Wood Cabinetry with soft close hinges and adjustable shelves.
- Wood Cased Hinged Door Openings.
- Kwikset Hardware Throughout with Dead Bolts on Exterior Hinged Doors.
- Closet Maid Ventilated Shelving (White) In All Closets and Utility Room.
- Marble Windowsills.
- Cased Attic Access with Light in Garage.
- Finished Garage with Painted Walls And 4 Ft. LED Lighting.
- Vented Range Hood.

EXTERIOR FEATURES

- Spanish Lace Stucco on All Exterior Walls.
- Stucco Bands, Keys, and Returns.
- Sherwin Williams A100 Exterior Grade Vinyl Latex Paint.
- 8 ft front entrance door.
- All Exterior Doors are hinged 6 panel with Dead Bolt Security Lock 1 3/4" Fiberglass Service Door.
- Steel Sectional Garage Door
- Walkway from Front Driveway to Front Entry.
- Concrete Drive to Street up to (40' X 16') 2 Car Garage.
- Outside Lights at All Pedestrian Entrances.

ADDITIONAL STANDARD FEATURES

- Standard Septic System sized for each plan (or Sewer Tie in where applicable).
- Well or County water tie in where available.
- All Required Permits in Hernando County (As of Time of Contract).
- Attic Access Garage Only.
- 10-year structural warranty.

Customer responsible for temporary electric and water during construction

PROCRAFT BUILDERS
Residential & Commercial Builders