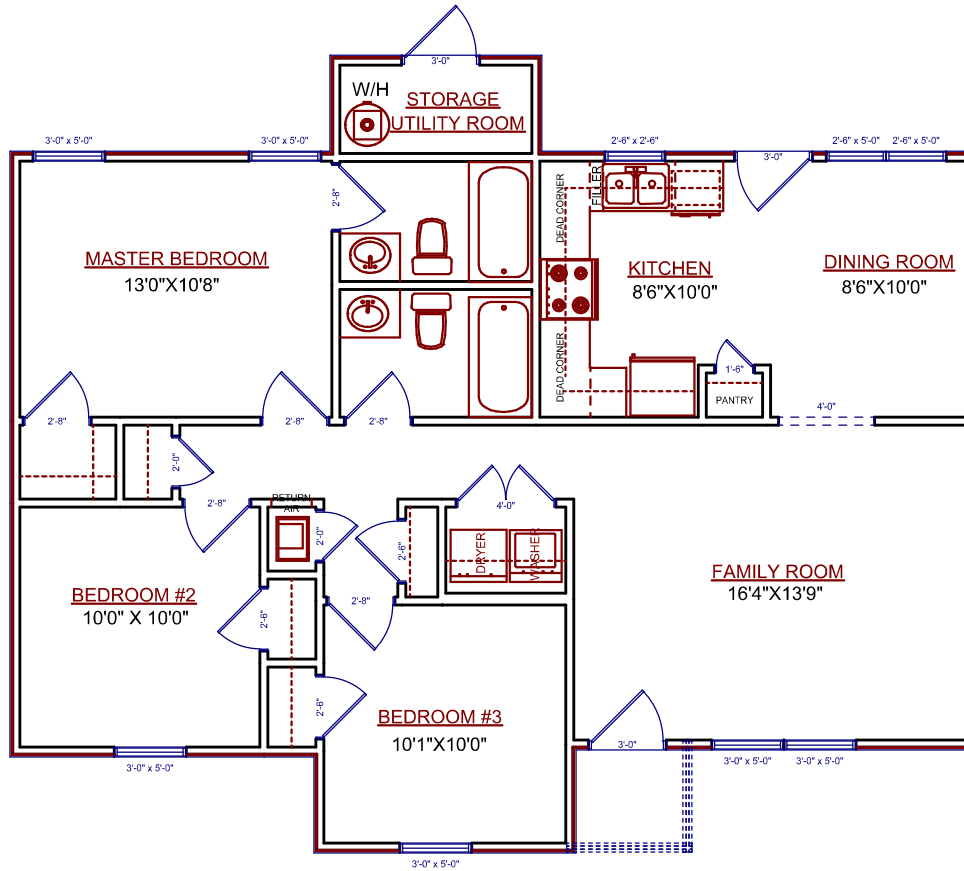


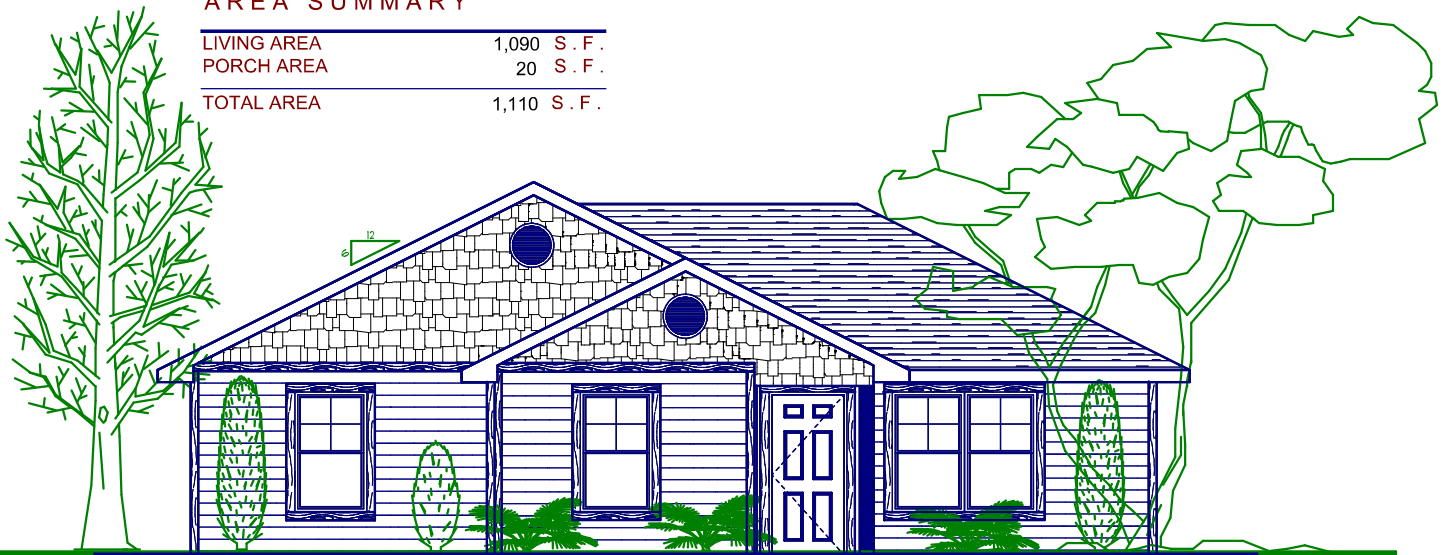
ERKINGER CONSTRUCTION GROUP



8' HIGH CEILINGS THROUGHOUT

AREA SUMMARY

LIVING AREA	1,090	S. F.
PORCH AREA	20	S. F.
TOTAL AREA	1,110	S. F.



"THE CRESCENT LAKE"

ERKINGER CONSTRUCTION GROUP

Standard Features

The Crescent Lake

1,090 Sq.Ft.Living Area

General & LOT	Florida Engineered Blueprints/ Test for Septic Placement/ Septic, Well & Building Permits. No City or County Impact fees are included. Lot cleared front, side, and 20' to rear of house and area for septic system: 6 Hours to clear and burn debris or \$1,200(removal extra)/4 Hours Final Grade or \$600. Whichever comes first.
GARAGE, DRIVEWAY, PATIOS, & WALKS	32" culvert pipe with 345 sq ft concrete ends and apron (as required by Columbia and many surrounding counties to obtain permit, power, and certificate of occupancy (remove \$1,600 from final price if you are certain you do not need a culvert pipe.).
FOUNDATION And Concrete Slab	Reinforced 3000 PSI 10"x20" concrete footings w/ 2-#5 rebar/ 10" X 20" Monolithic Footing w/4" reinforced Fibermesh concrete slab with vapor barrier/ Termidor termite treatment.
FRAMING	Wood Frame, 8' - 2 X 4 studs on all walls (16" on center)/ treated lumber on base plates/ 7/16" OSB Wall Sheathing with house wrap/ 1/2" OSB Roof Sheathing/ 2x4 engineered roof trusses with Cathedral Ceiling in Living Room/ 6/12 roof slope.
EXTERIOR	100% Hardiplank Siding – all columns wrapped with 1/4" hardisheet and trimmed at bottom and top. All Ext. doors are Fiberglass with Composite door jambs and trim (6'8" tall)/ prefinished aluminum vented soffit/ No Roof venting with Foam Insulation/ vinyl soffit under porches/ Double Insulated Vinyl single hung windows YKK, Mi, Magnolia or equal with Low-E glass (several grid patterns to choose from), 30yr architectural roof shingles.
INTERIOR	Solid Wood faced kitchen cabinets (22') and bathroom vanities (5'), all plywood boxes, High Definition Laminate tops in Kitchen and baths (21.5'), choice of countertop colors throughout, many door styles to choose from/ Full Mirrors over all Bath Vanities/ interior walls and ceiling 1/2 sheetrock (textured walls and knockdown ceilings throughout), Masonite hollow core Interior Doors or equal, Many styles to choose from/ Walls and ceilings painted flat, Trim and Doors semi-gloss/ Painted 3-step 3 1/4" base and 2 1/2" door trim throughout/ Floors- Vinyl Planking Throughout Home (choice of many colors)/ Ventilated shelving throughout/ Paint grade wood window sills/Delta Model, Kwikset, brushed nickel hardware throughout.

ELECTRICAL	Generous .95 per square ft. light fixture package/ 2-ceiling fans to be arranged at owner's preference/ 2-Recessed Light Fixtures with LED Bulbs/ appliance allowance-\$1,350 (includes electric range, built-in dishwasher, ventless Microwave Exhaust Hood), ground fault circuit breakers in Kitchen and bath areas/ Hardwired 5-smoke detectors for family safety with Carbon Dioxide Sensors if Propane is added/ 2-TV outlets, 2-Phone Jacks, 1-door bell/ Interior media panel/ home is prewired with switch for garbage disposal/ Upgraded Quiet Exhaust Fans in each bath/ Copper wiring throughout (except main service cable)/ 200 amp circuit breaker panel Cutler Hammer or equal, exterior meter base with main disconnect and 6 breaker capability, allows easy access for pool circuit or auxiliary building circuit on exterior of home/ (3) outdoor 110 volt GFI weatherproof outlets. Optional 22kw Complete home Generac Generator w/Auto Transfer switch available.
PLUMBING	4" well up to 100' in depth with 1 HP submersible pump/ Pressure tank at well head, or public water hook up/ 1/2" PEX supply lines throughout, Delta, Windmere Model chrome faucets in Baths/ Stainless steel doublebowl sink 7" deep in Kitchen w/Peerless Model#P188103LF-SD Faucet, white round porcelain bath sinks/ White acrylic fiberglass tub and shower unit in both Baths/ Washer and dryer connections/ 50 gallon quick recover water heater, ice maker line/ 3-hose bibs/ 2-elongated toilets with seats.
COOLING/ HEATING INSULATION	2 Ton 14 Seer High efficiency Carrier or equal heat pump system/ Double insulated vinyl single-hung windows YKK, Magnolia or equal, (choice of colors – white)/ Fiberglass insulated entry doors with composite jambs (will never rust or rot)/ 5.5" Open Cell Spray Foam Roof Insulation, 3.5" Open Cell Foam Spray Foam wall insulation, Fiberglass sound barrier insulation provided to divide bedrooms for common areas/ 2- 4' Alum. Roof Vents Above rear porch. State Certified Blower Door Test Included.
SEPTIC & Well	1050 gallon septic tank with minimum 375' drainfield (extra charge if more specified by governing county or larger home size) or public sewage hook up. 100' 4" drilled well w/1hp submersible pump & 81 gal pressure tank at well head
WARRANTY	One year builder warranty Throughout entire home/ Other Manufactures Warranties (HVAC) may exceed one year.
HURRICANE CODE	All homes engineered and built to The Unified Florida Building Code and 120 MPH Wind Code using 3/8" threaded rod system.

LIGHTING ALLOWANCE:	\$1,036.00
FLOORING ALLOWANCE:	\$5,178.00
CABINET ALLOWANCE:	\$8,525.00
APPLIANCE ALLOWANCE:	\$1,350.00
WELL ALLOWANCE:	\$3,280.00
STANDARD SEPTIC ALLOW:	\$2,350.00
UPDATED 2-2020	