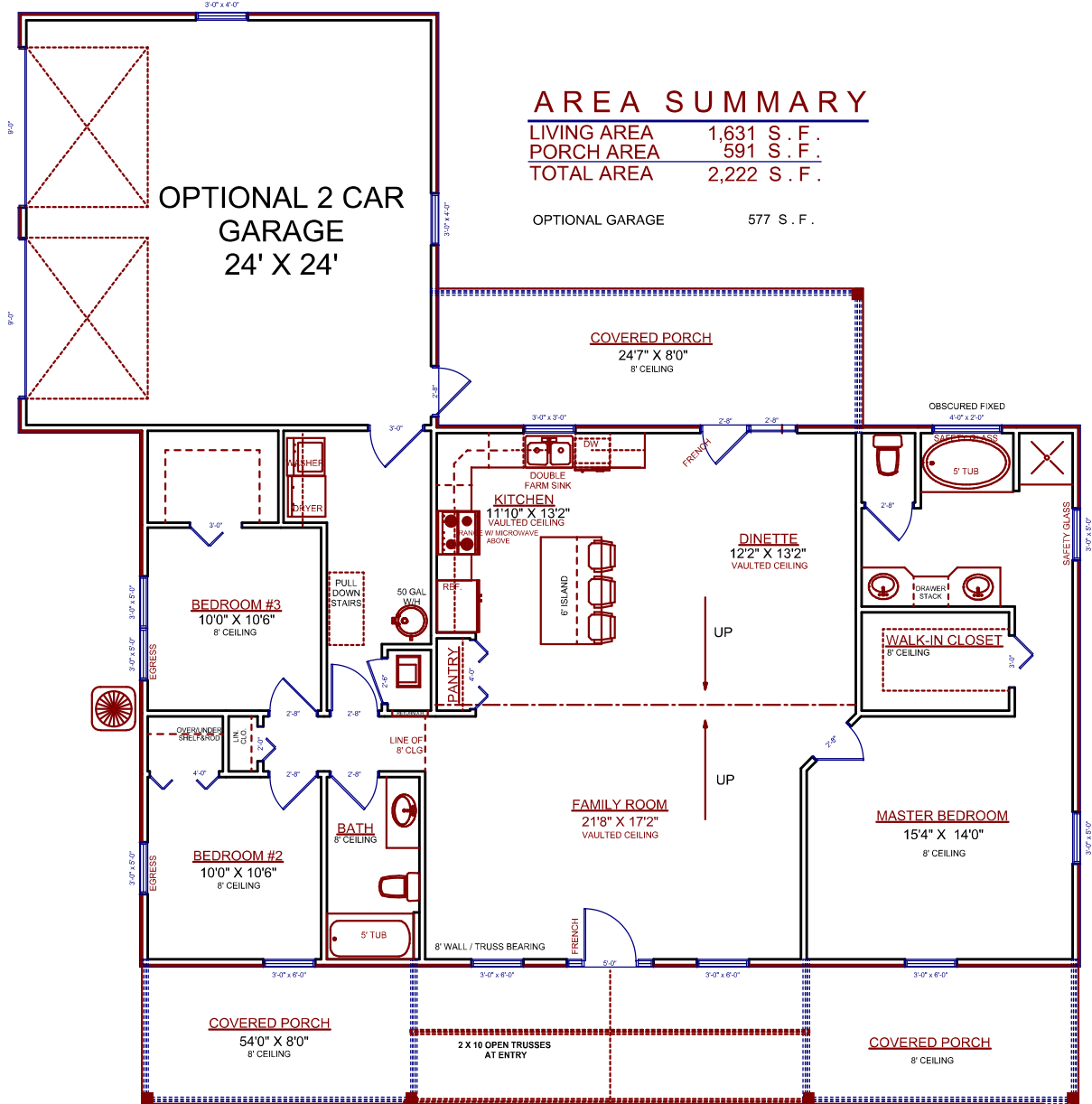


# ERKINGER CONSTRUCTION GROUP



**"THE MILLER RETREAT"**

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## Standard Features

### The Miller Retreat

**1,631 Sq. Ft. Living**

General & LOT	Florida Engineered Blueprints/ Test for Septic Placement/ Septic, Well & Building Permits. <b>No City or County Impact fees are included.</b> 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.) / 24' X 24' Garage Optional for \$28,620.00
FOUNDATION And Concrete Slab	Reinforced 3000 PSI 10"x20" concrete footings w/ 2-#5 rebar/ 2 courses of 8" concrete block masonry foundation wall, 4" reinforced Fibermesh concrete slab with vapor barrier/ Termidor termite treatment. 20" X 25' Concrete Slab outside garage w/11' X 12' Turnaround When Garage option is taken.
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/ 7/12 roof slope. 2-10" open beams in front wrapped with Hardy siding.
EXTERIOR	100% Hardiplank Siding – all columns wrapped with 1/4" hardisheet and trimmed at bottom and top w/the exception of the front two mid-Columns which are covered with stone of buyers choice (\$9 sq.ft. Allow). All Ext. doors are Fiberglass with Composite door jams 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, Magnolia or equal with Low-E glass (several grid patterns to choose from), 30yr architectural roof shingles. 100% Brick Exterior Option add \$14,500.00
INTERIOR	Solid Wood faced kitchen cabinets (23'-6" w/6' Island) and bathroom vanities (12'), all plywood boxes, 24' Level "A" Granite countertops in kitchen and 12' High Definition Laminate in baths, 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), 5/8" firerock on Garage ceiling and adjoining living area walls if that option is chosen, finished as per Living Area/ Masonite hollow core Interior Doors or equal, Many styles to choose from/ Walls and ceilings painted flat- White, Trim and Doors semi-gloss, Walls, Doors and Trim same color owners choice/ 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-\$2,950 (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/ 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 has on 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 located at Well head unless garage option is taken, or public water hook up/ 1/2" CPVC supply lines throughout, Delta, Windmere Model chrome faucets in Baths/ Stainless steel doublebowl Undermount kitchen sink 7" deep w/Peerless Model#P188103LF-SD Faucet, white round porcelain bath sinks/ White acrylic fiberglass tub and shower unit in 2 <sup>nd</sup> Bath, Ceramic Tile in Master Bath \$3.75sq.ft. Tile Allowance/ Washer and dryer connections/ 50 gallon quick recover water heater, ice maker line/ 3-hose bibs/ 2-elongated toilets with seats.
COOLING/ HEATING INSULATION	2.5-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 jams (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.
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 located 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:	\$1,550.00
FLOORING ALLOWANCE:	\$7,125.00
CABINET ALLOWANCE:	\$14,985.00
APPLIANCE ALLOWANCE:	\$2,800.00
WELL ALLOWANCE:	\$3,280.00
STANDARD SEPTIC ALLOW:	\$2,350.00
UPDATED 11-19	