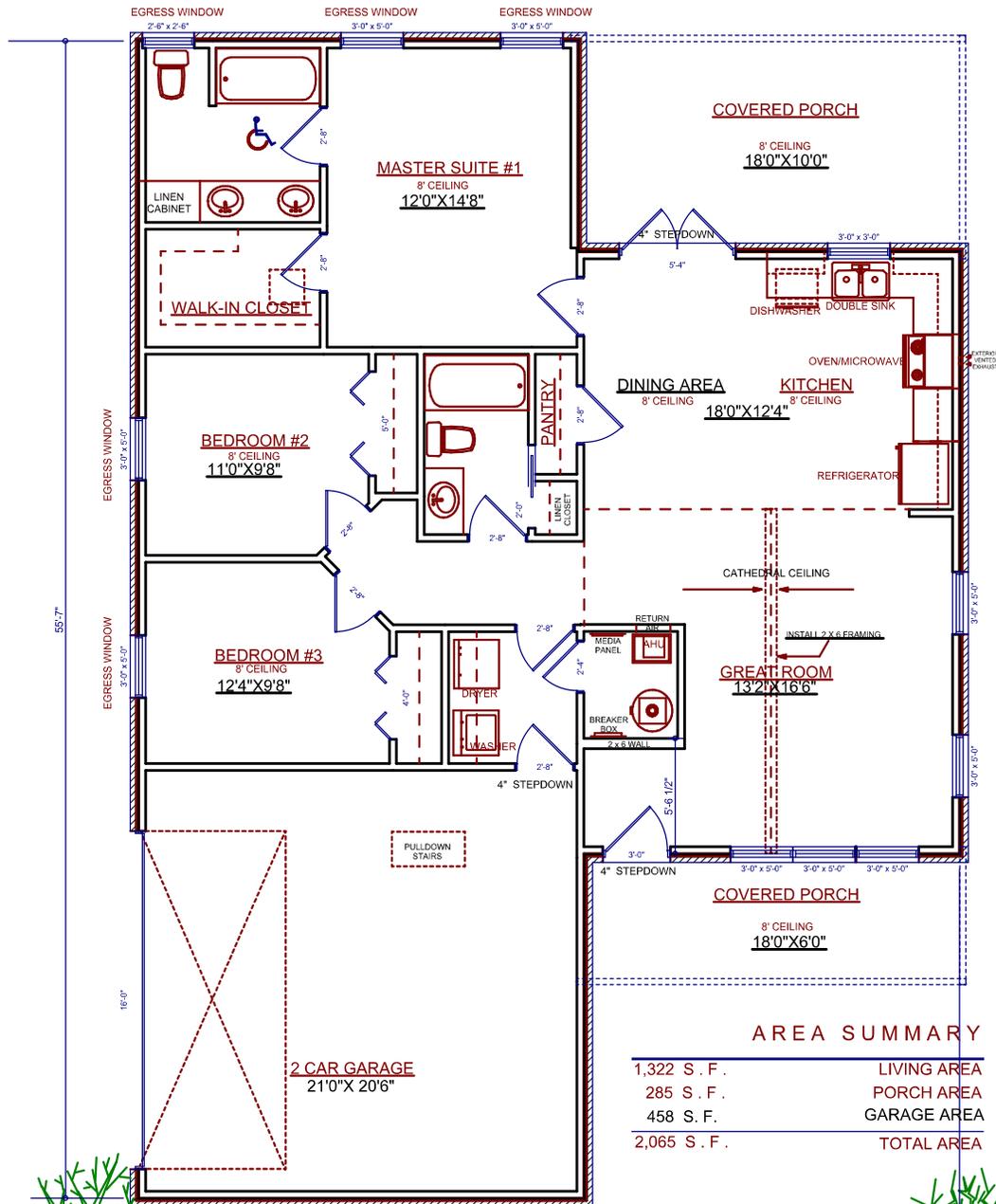


ERKINGER CONSTRUCTION GROUP



"THE ISABELLA"

ERKINGER CONSTRUCTION GROUP

Standard Features

The Isabella

1322 Sq Ft Living

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| GENERAL & LOT | Florida Engineered Blueprints/ Test for Septic Placement and size/ Septic, Well, and Building Permits. No County or City Impact Fees 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 | Two car garage (22' X 21') with Front entrance and window./ Concrete slab (20' X 24'), concrete sidewalk to front porch – 30 sq. ft. or 3' x 10'./ 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.) |
| FOUNDATI ON And Concrete Slab | Reinforced 3000 PSI 10"x20" concrete footings with 2-#5 rebar./ 3 courses of 8" concrete block masonry foundation wall./ 4" reinforced Fiber-mesh concrete slab with vapor barrier./ Termidor termite treatment. |
| FRAMING | Wood Frame, 2X4 studs on all walls (16" on center), 8' high ceilings throughout, treated lumber on base plates, 7/16" OSB Sheathing w/house wrap./ 2X4 engineered trusses, 6/12 Roof Slope/ Vaulted ceiling in Living Room/ 1/2" OSB on roof with #30 felt covering. |
| EXTERIOR | 100% Hardy-plank exterior Siding w/3 tone Exterior Latex paint finish, (8' high)Vinyl Single Hung Windows with 1/2 Screen/ All Columns wrapped with 1/4" Hardi Siding and Trimmed at Bottom/ Prefinished aluminum fascia, prefinished aluminum vented soffit, Continuous Roof Vent over garage only, 30yr architectural roof shingles (many colors to choose from) |
| INTERIOR | Solid Wood faced kitchen cabinets and bathroom vanities, with plywood boxes 21' Kitchen, 12' Baths, Soft close drawers, HD laminate tops with choice of countertop colors throughout, 15.5' Kitchen 9' Baths, many interior door styles to choose from./Full Mirrors in all baths,/ Interior walls and ceiling 1/2 sheetrock (orange peel textured walls and knockdown ceilings finishes throughout) with round corner bead in middle of home, 5/8" firerock on Garage ceiling and adjoining living area walls finished as per Living Area./ Walls painted flat, Trim and Doors painted Semi-gloss same color (many light whites to choose from), All ceilings painted ceiling white throughout./ Floors Vinyl Planking in kitchen, foyer, and baths, Stainmaster wall-to-wall carpet in all bedrooms and their closets (choice of many colors), ventilated shelving throughout, wood window sills, Kwikset brushed nickel hardware throughout. |

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| ELECTRICAL | Generous .85 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-\$1,600 (includes electric range, built-in dishwasher, ventless Microwave range hood)/ 1/3 horsepower garage door opener/ Ground fault circuit breaker in baths and Exterior areas/ 5- Hardwired smoke-carbon monoxide detectors for family safety/ 2-TV outlets, 2-Phone Jacks, 1-door bell/ Interior media panel/ Home is prewired with countertop switch for garbage disposal/ Quite Exhaust fans in each bath/ Copper wiring throughout (except main service cable), 200 amp circuit breaker panel and 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. |
| PLUMBING And Water Supply | 4" well up to 100' in depth with 1 HP submersible pump, pressure tank in garage, or public water hook up to 75'/ 1/2" CPVC supply lines throughout, single lever Delta chrome faucets/ Stainless steel doublebowl kitchen sink 7" deep/ White round porcelain bath sinks, white fiberglass simulated tile Acrylic tub and shower units in both baths/ Washer and dryer connections/ 40 gallon quick recover electric 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 with Low-E Glass, YKK, Magnolia or equal (choice of colors – white, almond), Fiberglass insulated entry doors with Composite jambs (will never rust or rot)/ 5.5" Open Cell Spray Foam Roof insulation, 3.5" Open Cell Spray Foam wall insulation, Fiberglass sound barrier insulation provided to divide bedrooms from common areas, (Garage Insulation extra)/ Continuous ridge vent over garage only/ Ventilated soffit throughout. |
| SEPTIC Or Sewage | 1050 gallon septic tank with minimum 375' drainfield (extra charge if more specified by governing county or larger home size) or public sewage Connect up to 40' |
| WARRANTY | One year builder warranty entire home/ Some Manufactures Warranties may exceed one year. |
| HURRICANE CODE | All homes engineered and built to The Unified Florida Building Code and 130 MPH Windcode using 3/8" threaded rod system. |

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| LIGHTING ALLOWANCE: | \$0.00 | |
| FLOORING ALLOWANCE: | \$0.00 | ALL |
| CABINET ALLOWANCE: | \$0.00 | ALLOWANCES |
| APPLIANCE ALLOWANCE: | \$0.00 | ON |
| WELL ALLOWANCE | \$0.00 | REQUEST |
| SEPTIC ALLOWANCE | \$0.00 | |

Updated 5-22