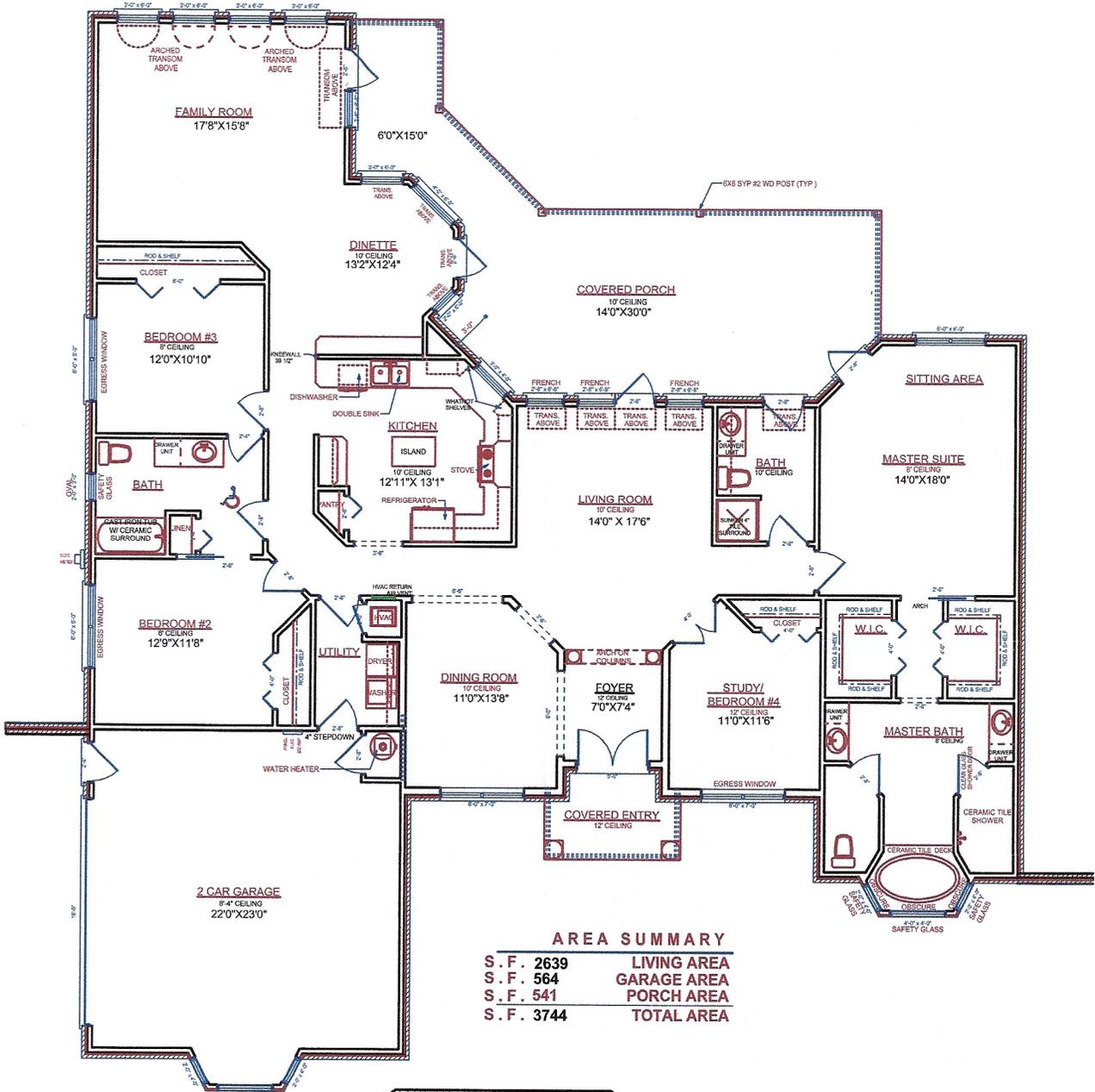


ERKINGER CONSTRUCTION GROUP



"THE ST JOHNS"

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Standard Features

The St. Johns

2639 Sq Ft Living

LOT	Lot cleared front, side, and 20' to rear of house and area for septic system: 6 Hours to clear and burn debris (removal extra)/4 Hours Final Grade.
GARAGE, DRIVEWAY, PATIOS, & WALKS	Two car garage (20' X 22') with side entrance and window (600 sf), concrete slab (20' X 24'), concrete sidewalk to front porch – 150 sq ft or 3' x 50', 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	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.
FRAMING	Wood Frame, 2 X 4 studs on all walls (16" on center), 10' walls in center of home, 12' high front porch, foyer and study, treated lumber on base plates, 7/16" OSB Sheathing w/ house wrap
EXTERIOR	100% masonry exterior with Hardyplank. Composite door jamb and trim, (8' high) prefinished aluminum fascia, prefinished aluminum vented soffit, continuous ridge vents, vinyl soffit under porches, vinyl single hung windows with Low-E glass (several grid patterns to choose), 30yr architectural roof shingles.
INTERIOR	Maple faced kitchen cabinets and bathroom vanities, full mirrors over bathroom vanities w/ plywood boxes, beveled edge countertops in kitchen, choice of countertop colors throughout, many interior door styles to choose from, interior walls and ceiling ½ sheetrock (textured walls and knockdown ceilings throughout), 5/8" firerock in Garages finished as per Living Area, walls and ceilings painted, painted woodwork throughout, standard tile in kitchen, foyer, and baths, Stainmaster wall-to-wall carpet (choice of many colors), ventilated shelving throughout, paint grade wood window sills, Kwikset brushed nickel hardware throughout

ELECTRICAL	Generous .85 per square ft. light fixture package (total light fixture allowance varies by plan), 2-ceiling fans to be arranged at owner's preference, 2-Recessed Lights, appliance allowance-\$1, 600 (includes electric range, built-in dishwasher, ventless range hood), 1-Outlet to Island, 1/3 horsepower garage door opener, ground fault circuit breaker in bath areas, hardwired 5-smoke 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, exhaust fans in each bath, all copper wiring throughout (except main service cable), 200 amp circuit breaker panel and exterior meter base on main disconnect with 6 breaker capability, allows easy access for pool circuit or auxiliary building circuit on exterior of home, (2) outdoor 110 volt GFI weatherproof outlets.
PLUMBING	4" well up to 100' in depth with 1 HP submersible pump, pressure tank in garage, or public water hook up, 1/2" CPVC supply lines throughout, single lever Delta chrome faucets, stainless steel doublebowl kitchen sink, white round porcelain bath sinks, white fiberglass simulated tile tub and shower units, enlarged tile shower in Master Bath w/ white 4"x6" ceramic tile, glass enclosure, tile seat & 2-shelves, 5' in-deck soaking tub in Master bath, washer and dryer connections, 50 gallon quick recover water heater, ice maker line, 2-hose bibs, elongated toilets.
COOLING/ HEATING INSULATION	4-Ton High efficiency Carrier or equal heat pump system, double insulated aluminum single-hung windows (choice of colors – white, bronze, almond), insulated entry doors, Spray Foam Insulation Throughout, sound barrier insulation (R-11) provided to divide bedrooms for common areas
SEPTIC SYSTEM	1050 gallon septic tank with minimum 500' drainfield (extra charge if more specified by governing county or larger home size) or public sewage hook up.
WARRANTY	One year builder warranty
HURRICANE CODE	All homes engineered and built to The Unified Florida Building Code and 120 MPH Windcode using 3/8" threaded rod system.

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		