



# ERKINGER CONSTRUCTION GROUP

## Standard Features

### The Biscayne

**1,946 Sq. Ft. Living**

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.) / 20' X 21' Garage.
FOUNDATI ON 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. 3' X 50' Concrete Walkway From Front door to garage slab.
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.
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, Magnolia or equal with Low-E glass (several grid patterns to choose from), 30yr architectural roof shingles. 100% Brick Exterior Option add \$15,750.00
INTERIOR	Solid Wood faced kitchen cabinets (25' w/6' Island) and bathroom vanities (14'-6"), all plywood boxes, Level "A" Granite countertops in kitchen and HD Beveled or Crescent edge Laminant 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) with round corner bead in middle of home, 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, Trim and Doors semi-gloss/ Painted 3-step 3 1/4" base and 2 1/2"door trim throughout/ Floors- Vinyl Planking Throughtout 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 in garage, 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 undermount bath sinks/ White acrylic fiberglass simulated tile tub and shower unit in 2nd Bath and Pool 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	3-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.
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
WARRANTY	One year builder warranty Throughout entire home/ Other Manufactures Warranties (HVAC, Roof, ) 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:	\$1,850.00
FLOORING ALLOWANCE:	\$8,425.00
CABINET ALLOWANCE:	\$17,500.00
APPLIANCE ALLOWANCE:	\$2,950.00
WELL ALLOWANCE:	\$3,280.00
STANDARD SEPTIC ALLOW:	\$2,350.00
UPDATED 10-19	