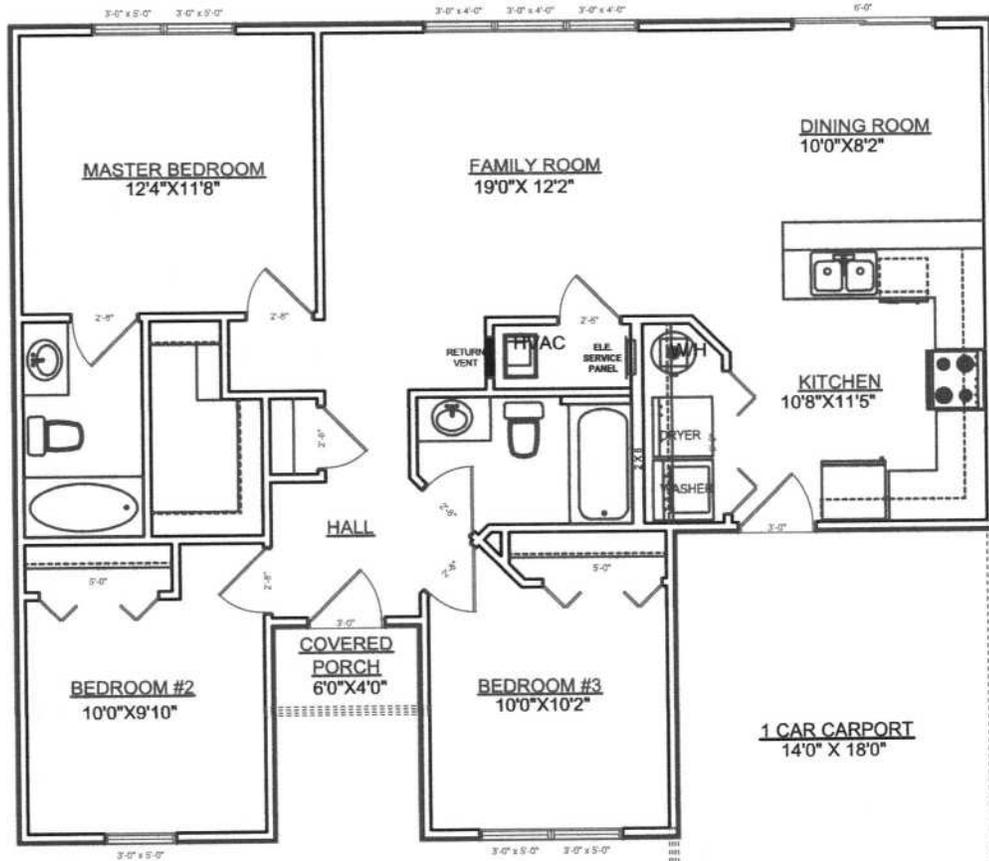


ERKINGER CONSTRUCTION GROUP



AREA SUMMARY

LIVING AREA	1,202 S. F.
PORCH AREA	24 S. F.
CARPORT	255 S. F.
TOTAL AREA	1,481 S. F.



"THE MILL CREEK"

ERKINGER CONSTRUCTION GROUP

Mill Creek

Built on Your Lot

Standard Features

Same Quality, Smaller Price

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.	ELECTRICAL	Generous .95 per square ft. light fixture package, 2-ceiling fans to be arranged at owner's preference, 2-Recessed Lights, appliance allowance-\$800.00 (includes electric range, built-in dishwasher, ventless range hood), ground fault circuit breaker in bath areas, hardwired 5-smoke/carbon monoxide detectors for family safety, 2-TV outlets, 2-Phone Jacks, 1-door bell, 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.
FOUNDATION	Reinforced 3000 PSI monolithic slab w/ 2-#5 rebar, 4" reinforced Fibermesh concrete slab with vapor barrier, Termidor termite treatment.	PLUMBING	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 in both baths, washer and dryer connections, 50 gallon quick recover water heater, ice maker line, 2-hose bibs, elongated toilets.
FRAMING	Wood Frame, 2 X 4 studs on all walls (16" on center), 8' walls throughout, 4/12 engineered roof trusses, pressure treated lumber on base plates, 7/16" OSB Sheathing w/ house wrap	COOLING/ HEATING INSULATION	2.5-Ton High efficiency Carrier or equal heat pump system, double insulated aluminum single-hung windows (choice of colors - white, bronze, almond), insulated entry doors, blown-in cellulose ceiling insulation (R-30), roll fiberglass wall insulation (R-13), sound barrier insulation (R-11) provided to divide bedrooms for common areas, roof ridge vent and ventilated soffit
EXTERIOR	95% hardplank exterior w/ Brick accent on front, or vinyl siding (six color choices), (8' high) prefinished aluminum fascia, prefinished aluminum vented soffit, continuous ridge vents, Architectural roof shingles.	WARRANTY	One year builder warranty
INTERIOR	Birch faced kitchen cabinets and bathroom vanities, full mirrors over bathroom vanities w/ plywood boxes, laminate tops with choice of countertop colors throughout, many interior door styles to choose from, interior walls and ceiling 1/2 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 vinyl in kitchen, laundry room, foyer, and baths, Stainmaster wall-to-wall carpet (choice of many colors), ventilated shelving throughout, marble window sills, Kwikset brushed nickel hardware throughout	HURRICANE CODE	All homes engineered and built to The Unified Florida Building Code and 120 MPH Windcode using 3/8" threaded rod system.

Appliance Allowance	\$0.00	
Cabinet Allowance	\$0.00	
Lighting Allowance	\$0.00	All
Flooring Allowance	\$0.00	Allowances
Septic Allowance	\$0.00	On
Well Allowance	\$0.00	Request
Updated 5-22		