

# FEATURES/CONSTRUCTION LIST

*Over 700 photos showcasing build progression available on request*

- FOUNDATION:
  - Both 1/2 rebar and 3/8 wire mesh
  - Slab with pier and beam additions
  - Slab and patio area poured with 40psi concrete at a thickness of 2ft x 12 beams and 3ft depth piers
  - Over 400 1/2 x 18-inch anchor bolts
  - Property graded to flow rain runoff with no ponding
  
- FRAMING:
  - 10in on-center wall studs
  - INSIDE & outside walls installed w/ batted insulation
  - Interior ceiling is both batt & blown for R-30 rating
  - Over 1,500,000 16-penny nails used in framing & over 10,000 hurricane clips for added strength & durability
  - All the framing only consists of prime lumber: 2x6, 2x8, 2x10, 2x12
  - 3/4 radiant barrier poly board & 30-weight felt paper added to outer walls
  - 1in radiant barrier plywood used
  
- ROOF
  - Oak ridge lifetime composition shingles
  - Radiant barrier on roof
  - Rain gutters and downspouts with peripheral buried 3in drain lines
  
- WRAP AROUND PORCH
  - The outer posts secured by 3ft piers & stand-offs for security & support from water damage
  - Posts designed with hand-cut travertine bricks
  - Exterior fireplace installed on back patio
  - Pre-plumbed & wired for an outdoor kitchen
  - Knotted pine accent on ceiling
  - Designed with travertine tile flooring already on site waiting to be laid
  
- GARAGE
  - 4-car garage plus extra storage space w/ extra large garage doors
  - 3-car area carport attached to the custom home
  - Extra washer/dryer hookups installed in garage
  
- EXTERIOR FEATURES
  - 28 flood lights controllable at each exterior door
  - Additional light plugs for holiday lights controlled by an inside switch
  - Bug lamp plugs located around the porch
  - 2 pre-piped electrical lines at front for gate lighting and controls
  - 2 more pre-piped electrical lines next to home for a generator and barn/garage
  - 7 hose bibs installed around home
  - Sewage lines run under slab using 3in grey water lines & 4in septic lines with cleanouts at a 5ft rule
  - Low-e windows throughout
  - 16x20 storage w/ added chicken coop
  
- ADDITIONAL FEATURES TO NOTE:
  - 3ft high hand-cut travertine brick then Victorian-style hardie board
  - Each exterior door with Low-E light glass panels & built-in mini blinds
  - Every door framed for ADA compatibility
  - Both fireplaces are both propane gas logs AND wood burning with custom-milled mantle
  - All cabinets with soft-close hinges
  - 4-in-1 ovens include options for baking, roasting, steaming, warming or convection
  - Two 5-ton split HVAC units