

MICHAEL'S CUSTOM HOMES, Inc.
THE ETHAN MODELS SPECIFACATIONS

HOME SITE PREPARATION:

* Land clearing and site prep for 80x125 & 16x45 driveway

sand fill and removal of debris-\$1,500 allowance

* Cement sidewalk \$360.00 allowance.

STRUCTURAL INTEGRITY:

* Customized floor plan and elevation

* All blueprints sealed by a structural engineer

* Monolithic slab foundation

* Hurricane resistant windows

* Concrete masonry block with steel hurricane straps fastened to trusses and exterior walls

* Engineered roof trusses and floor systems

* Four ply plywood or OSB upon availability

* Cement Board used in all critical wet areas 4' high

* Maximum roof pitch of 6/12

* Vapor barrier used under entire home

* 24 inch on center framing for all interior walls

* Soil treatment for sub-terrarium termites

ELECTRICAL FEATURES:

* 200 AMP service with circuit breaker panel box

* Copper wiring

* Light fixture \$1,000 allowance

* Electric smoke detectors with battery back-up

Outside and inside bedrooms

* Pre-wire for lights at all entry doors

* Overhead garage door pre-wire

* 5 TV outlets with coaxial cables

* 3 telephone outlets

* 5 ceiling fan pre-wires and free installation

* Washer and dryer outlet

* Safety ground fault receptacles in all baths, kitchen, garage and exterior wet areas

* 3 exterior weatherproof GFI outlets

* Door chime

ENERGY SAVING FEATURES:

* High efficiency air conditioner

* Fully insulated flexi duct work

* Multiple air returns to maximize circulation

* High efficiency quick recover 40 gallon hot water heater

* Tempered aluminum sliding glass doors

* Roof ridge vent(s) for maximum energy efficiency

* Aluminum fascia and soffit

PLUMBING FEATURES:

* Chrome single lever faucets

* Recessed washer hookup in laundry room

* Laundry tub if on plans

* Water meter hookup 50'

* 2 exterior hose bibs

* Septic system included

TRIM & CARPENTRY FEATURES:

* 6 panel exterior doors

* Select choice of interior masonite doors

* Colonial wood base molding trim 3 1/4"

* Colonial door casing molding 2 1/4"

* Security dead bolts on all exterior entry doors

* Sectional steel overhead garage door

* Ventilated shelving in all closets

* Marble window sills

KITCHEN FEATURES:

* Oak or Coronet cabinets

* Formica countertops

* Garbage Disposal

* Metal slide guides on all cabinets

* 2 compartment sink

* Appliance allowance \$1,500.00

FLOORING FEATURES:

* Upgraded carpeting and tile

* Tile - foyer, guest bath, master bath

BATHROOM FEATURES:

* Ceramic tile in shower and tub areas

* Garden Tub in Master Bath

* Deco mirrors over vanities

* China lavatory sinks

* Oak or Coronet cabinets

* Formica countertops

INSULATION FEATURES:

* R-30 BATT fiberglass insulation over all living areas to meet or exceed Florida energy codes

* R-19 BATT insulation for 2x6 or R-11 for 2x4 ext. frame walls

* 3/4" HI-R foil-backed insulation on all living area exterior block walls

* Expanded foam sealant over draft points

INCLUDED FEATURES:

* Spanish lace textured interior walls and ceilings

* Quality paints on interior & exterior walls Upgraded FL mildew resistant paint

* Textured Cementos finish on all exterior walls

* Stone inside and outside as per Model

* Fungus resistant 30 year dimensional roof shingles

* Extra long backing for drapery rods on all windows

* Lever Door Hardware

* Bull nose Corners

* Tile as per Model \$2.00 sq ft allowance

* 6' X 8' decorative Glass Entry Doors

* Checkered Board Ceiling in Foyer

* Active Dormer in Dining Room

* Solid Panel Garage Doors

* Insulated Front Windows

* 5 1/4" Baseboard as per Model

* 3 Electric Fireplaces