

MICHAEL'S CUSTOM HOMES, INC.
STANDARD SPEC SHEET

HOME SITE PREPARATION:

- * Land clearing and site prep for 80x125 & 16x45 driveway sand fill and removal of debris-\$1,200 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
- * \$400.00 light fixture 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 Flat panel 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
- * Chrome shower door (if on plan for that model)
- * Full width mirrors over vanities
- * China lavatory sinks
- * Oak 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 and exterior walls
- * Textured Cementos finish on all exterior walls
- * Upgraded Florida mildew resistant paint
- * Fungus resistant 30 year dimensional roof shingles
- * Extra long backing for drapery rods on all windows
- * Lever Door Hardware
- * Bull nose Corners
- * Garden Tub (if on plan)