

# ***Florida Green Building Construction, Inc.***

## **Green Homes Construction Specifications**

### **CERTIFIED GREEN HOMES TECHNOLOGIES**

- Up to 14' high concrete block exterior walls CMU or ICF walls per plan.
- ICF Exterior Walls. Insulated Concrete Form wall construction includes steel rebar reinforced 4" poured concrete walls with 2 1/2" expanded polystyrene insulation on both sides with up to R-29 insulation value.
- ICF exterior walls are capable of withstanding up to 200 mph winds and flying debris, fire resistant up to 4 hours and sound suppressant.
- Insulated, hurricane resistant reinforced raised panel garage door with ICF walls.
- Monolithic slab foundation, minimum 20-inch footers with at least two #5 rebar reinforcements.
- 3000 PSI fiber-mesh concrete to reduce cracking in all slabs.
- Wind Mitigated roof: no ridge vent, because of enclosed envelope design with the roof insulation.
- Engineered roof truss system withstands up to 140 mph wind with hurricane straps set in concrete walls.
- 1/2" Zip Board roof sheathing.
- Mildew and fungus resistant, fiberglass dimensional roof shingles with 30-year manufacturer's warranty.
- Spray foam open cell roof insulation. 5 1/2" above A/C areas and 3 1/2" above garage. Applied directly to the bottom of the roof decking, reducing energy intake.
- Maintenance free aluminum fascia and vinyl soffit.
- Exterior walls finished with stucco.
- Exterior walls coated with 2 coats of high-quality paint for long life and low maintenance.
- Energy-efficient, Low-E, double pane, insulated, single hung, vinyl windows throughout.
- Energy Star® 16 SEER central A/C system with heat pump (sized per plan).
- Whole Home In-Duct Air Purifier. Kills up to 99% of bacteria, mold, and viruses.
- Regulated fresh air flow from the outside. Returns in all bedrooms.
- Low VOC interior & exterior paint.
- Certified FPL BuildSmart home.

- EPA Certified Energy Star home.
- Certified Green by Florida Green Building Coalition.

### **LUXURIOUS BATHS**

- 36" wood cabinets.
- Granite vanity tops with under mount sinks and 4" back splash in all bathrooms.
- Roman garden tub in Master Bath per plan.
- Master Bath with recessed showers with tile walls or shower unit per plan.
- Secondary baths: steel tub with tile walls or shower tub unit per plan.
- Exhaust fan in all baths vented outside.
- Designer mirror over vanity cabinets.
- Water efficient faucets, shower heads and elongated toilets.

### **GOURMET KITCHEN**

- 36" or 42" solid wood kitchen cabinets per plan.
- Soft close & full extension drawers.
- Soft close hinges.
- Crown molding above kitchen cabinets.
- Undermounted insulated stainless steel sink.
- Garbage disposal.
- Granite counter tops with 4" back splash.
- Pantry closet with light per plan.
- Stainless steel Energy Star® appliances, vented outside microwave, dishwasher, and glass top range.
- Water Efficient kitchen faucets with veggie spray.
- Ice maker water line to refrigerator.
- \$1,500 builder allowance for appliances.

### **COMFORT AND CONVENIENCE**

- On-Site planning meetings during construction and designing of interior.
- 2 exterior hose bibs for your convenience.
- 2 weatherproof outdoor electrical receptacles and GFI receptacles in kitchen, bathrooms, and garage.
- Air supply in all walk-in closets.
- 200-amp electric service with copper distribution system.

- Pre-wired for up to 5 ceiling fans, 2 phones and 4 TV outlets per customer choice.
- Washer/Dryer hookup included.
- Dryer exhaust vent and washer water shut-off valve in laundry room.
- Top and bottoms of all doors painted to prevent swelling.
- Door chime.
- Dead bolt locks on all exterior doors.
- Smoke detectors with carbon monoxide sensors and battery back-up installed.
- Brushed concrete driveway and front walks 25' long by 16' wide including apron.
- Two exterior garage coach lights.
- Pull down attic stairs with light in attic.
- Garage door opener with two remotes.

#### **DESIGNER FEATURES AND ELEGANT INTERIORS**

- Raised front entry per plan.
- Covered porch under roof per plan.
- Rounded drywall corners in all formal living areas.
- Orange peel-finish on all interior walls.
- Dramatic knockdown texture ceilings.
- High quality door handle sets on all doors.
- Marble or granite windowsills throughout.
- 6'8" or 8' per plan fiberglass solid insulated core front door.
- Semi-gloss paint on all wood trim.
- 6'8" interior doors or 8' per plan interior door.
- Tile floors in foyer, kitchen, nook, bathrooms, and laundry room.
- Waterproof LVT laminate flooring in all other rooms.
- Ventilated shelving in all closets and pantry.
- Recessed can lighting per plan.
- \$500 builder allowance for lighting fixtures.

#### **SITE WORK**

- Site clearing up to 10,000 sq. ft. and fill dirt allowance of up to 20 loads.
- Subterranean termite treatment of the entire footprint of the home, under the slab and around exterior.
- Up to 5,000 sq. ft. Bahia sod.
- Drip line irrigation in all flower beds.

- Culvert for the driveway if required.

#### **WARRANTIES**

- 1-year Builder Warranty.
- 10 years Bonded Builders Structural Warranty.
- Transferable bond upon sale of home.
- 5-year manufacturers' warranty on entire A/C system, compressor, and heat pump.
- 1-year manufacturer's warranty on all major appliances.
- 1-year renewable bond on soil termite treatment.
- Green Certifications.

#### **SUGGESTED UPGRADES**

- Impact Resistant windows and glass doors.
- Tray ceilings with crown moldings.
- Gutters around the perimeter of roof.
- Lanai screen enclosure.
- Electric vehicle charge port.
- Propane Generator.

#### **AGING IN PLACE UPGRADES**

- Ramp front entry porch.
- Ramp area from garage into home.
- Access to rear lanai to be ramped.
- Make all doors 36" width when possible.
- Accessible Bathroom. Master bathrooms should have enlarged showers 4'7" wide when possible.
- 36" width entrance into showers when possible.
- Grab bars installed in bathrooms.
- Paint Home with Soothing colors.
- 2 separate vanities with one at standard height and one at Accessible height.
- Removable & Adjustable Shower Heads.
- Removable ADA approved seat in shower.
- Bypass closet doors on closets instead of bifold.
- Front load washer and dryer on a 12" raised platform/shelf.
- Front mounted controls on the stove/ range.
- Countertop microwaves.
- Lighting under the wall cabinets.
- Pull out shelves in lower kitchen cabinets.

#### **WE ARE A CUSTOM BUILDER**

- Customize our floor plans or bring yours.

**08/04/2025**