

1-21-2020 *Discover Line Palm Coast Classic Series – Features*

Structural Features

- Architectural Plans
- Surveys & soil compaction/density test
- Termite pre-treat with 1 year renewable termite bond treatment
- Monolithic slabs are poured with 3000 psi concrete with fiber mesh & a 6 mil visqueen vapor barrier, footings are reinforced with #5 rebar
- 18' wide concrete driveway and up. Plan specific, 3' sidewalks at front entry with a recessed rain stop at the threshold of the garage door
- Concrete block walls are reinforced with 3000 psi concrete & #5 rebar
- Structurally engineered truss system
- Attic storage with 22" pull down, stairs at garage
- 16" overhang with 6" fascia at perimeter of home with 12" overhang at gables. Plan specific
- Interior studs are 16" on center
- Engineered anchoring system provided at all bearing partitions
- Steel reinforced garage door opener & 2 remotes

Exterior Features

- Algae resistant dimensional roof shingles with synthetic underlayment
- Grid pattern on front elevation windows
- Cementitious textured walls with decorative banding
- 2 Coats of high quality 100% acrylic satin paint for low maintenance
- Stained front & rear porches
- 3 Exterior hose bibs per plan
- 3 Weatherproof GFI outlets per plan
- Clearing, grading and up to 20 loads of fill dirt with good bore test up to 10,000 sq. ft. lot
- Drought resistant Bahia sod to cover cleared homesite up to 8000 sqft
- Landscape package per plan with natural mulch and up to 4 code trees
- 6" Aluminum fascia with ventilated vinyl soffits
- [Coach lights](#)

Interior Features

- Knockdown ceiling finish with orange peel walls and square corners
- [2-Tone/Color](#) high quality paint scheme at ceiling, walls & trim
- Up to 20" tile or luxury vinyl plank at all wet areas, [great room/living/family – dining/flex room](#) per plan
- Carpet with 6lb pad in all non-tiled areas
- [2 Panel square top](#) - smooth 6'8" hollow core doors / No Bi-folds
- [1x6 base board, 1x4 casing around all doors](#)
- Kwikset satin nickel lever handles & hinges
- Kwikset satin nickel front door lockset
- Ventilating vinyl coated closet shelving, [total slide at clothing closets](#)
- Washer hook-up with emergency shut off valve / Vented Dryer
- 200-amp electrical service
- Smoke and Carbon Monoxide detectors
- Decora designer rocker switches
- Fan/light pre-wires in all bedrooms & family room
- Phone outlets at bedrooms, family room/living and kitchen
- Cable outlets at bedrooms, & family/living
- [Structured wiring panel at master closet](#)
- Switched outlet in all bedrooms
- LED recessed can lights per plan
- 1 USB outlet at kitchen
- Designer lighting package
- Solid Surface window sills

Energy Saving Features

- R-38 Blown insulation at attic over conditioned space
- ¾ Insulation board at exterior block walls around conditioned space
- Insulated Vinyl LOE single hung windows with screens on operable windows and Aluminum Sliders per plan
- Fiberglass front door with [LOE insulated clear glass insert](#) & sidelight(s) per plan
- High efficiency [16 SEER](#) heat pump with air handler
- Digital Thermostat w/WIFI
- Ducted air returns in all bedrooms & walk-in closets per plan
- 50-gallon Hot Water Heater
- Comfort height, elongated water efficient commodes

Kitchen Features

- [36" Upper cabinets](#) at kitchen per plan
- Plywood box
- [Cabinet crown molding](#)
- Dovetail drawers
- Soft close doors & drawers
- [Refrigerator end panel](#) / per plan
- [Cabinet hardware / pulls and knobs](#)
- 3cm Level I granite or quartz counter tops with eased edge
- Stainless Steel under-mount sink with garbage disposal
- Moen Brushed Nickel Faucet for kitchen sink
- Stainless Steel appliance package includes smooth top self-cleaning range, dishwasher & [Vented over the range microwave](#)
- [Tile backsplash](#)

Bath Features

- Raised vanities
- [Cabinet hardware / pulls and knobs](#)
- Moen 4" Center-set / [Brushed Nickel plumbing faucets](#)
- 3cm Level I granite or quartz vanity tops with eased edge and undermount sinks / knee-wall caps to match counter tops
- Master bath to include tiled walk in shower up to ceiling, with enclosure & drop in garden tub with tiled skirt and splash per plan
- Hall Bath to include tub with tile shower walls up to ceiling
- Wall tile at baths to include shampoo shelf, bullnose, [row of Accent tile at master shower](#)
- [Beveled edge](#) mirrors
- BN Framed master shower enclosure per plan
- [Tiled master shower seat](#) plan specific

Insurance and Warranties

- Liability & Worker's Comp Insurance
- Builders Risk Insurance
- One year Warranty and a Ten year Structural Warranty

Every home includes all permitting and impact fees

(Bore test, lot purchase, water & sewer fees – not included)

***Note:** All brand names, floor plans, specifications, and dimensions are subject to change without notice or obligations.

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