

OLSEN CUSTOM HOMES COMMUNITY FEATURES

ELECTRICAL FEATURES

- 200 amp underground, where available, electrical service.
- Smoke/ Carbon Monoxide detectors hardwired with battery
- Legrand On-Q Structured wiring system with phone & cable module.
- All Bedrooms and Family or Great rooms wired with RG6 cable ports & CAT5 phone jacks.
- Ceiling fan pre-wires in all bedrooms and family room.
- Recessed can lights with white trim in Kitchen, showers, & bathtubs, hallways and nicely appointed in kitchen.
- Front doorbell with chime.
- Minimum of 4 exterior weatherproof receptacles and 3 GFCI receptacles in garage.
- \$1,500 Allowance for all Interior & Exterior Lighting.
- All copper wiring in house with aluminum service cable.
- Decora rocker switches.
- Bath Exhaust fans vented to outside of home.
- Separate A/C registers in all walk-in closets.

PLUMBING FEATURES

- 50 gallon high efficiency quick recovery water heater.
- 4 exterior hose bibs.
- Moen select bath faucets in Brushed Nickel or Chrome Finishes.
- Sterling by Kohler elongated comfort height toilets.
- Choice of white or bisque acrylic drop-in tub with coordinating bath tile on deck and skirt.
- Moen Extensa kitchen faucet with integrated sprayer.
- Ice-maker line w/ shutoff valve.
- Washer/Dryer hookup in air-conditioned space, plan specific.
- House water shutoff main in garage.

STRUCTURAL FEATURES

- Engineered by a Civil Engineer and built in compliance with all state, local, and hurricane requirements.
- Anchoring system engineered to exceed hurricane code requirements.
- Engineered wood trusses to meet hurricane codes.
- 3,000 psi concrete monolithic slab construction with fiber added to reduce cracking.
- Subterranean termite treatment with vapor barrier before slab, and after completion. Bond provided for one year from application.
- Concrete Block Construction: wood used where necessary, (plan specific)
- Engineered raised panel reinforced garage door.
- 3,000 psi reinforced concrete poured lintels, headers, and vertical cells.
- Pressure treated wood around all windows.
- All plywood or ZIP System sheathing on roof.

INTERIOR FEATURES

- Choice of Group I 3cm Granite Kitchen countertops with under-mount double basin stainless steel sink.
- Choice of Group I 3cm Granite in all Bathroom countertops with surface mount porcelain oval sink bowl.
- American made 1/2" Drywall construction with a choice of knock down or orange peel finish on walls with bull nose corner bead in all main living areas and knockdown finish on ceilings.
- Durarock behind all areas in showers and tubs.
- 8' tall, 6 panel colonial textured interior raised panel doors.
- 5 1/4" single ogee decorative baseboard.
- 3 1/2" delta decorative door casing.
- Schlage deadbolts on all exterior doors.
- Schlage hardware and locks with choice of finish color, round backplate.
- Classic style, 36" uppers, custom designed raised panel maple wood cabinet doors with deluxe construction boxes, dovetail drawers, and soft close drawers in a choice of finishes in kitchen and baths.
- Professionally painted interior with Sherwin Williams interior flat paint with a choice of one color & semi-gloss paint on all wood trim.
- Shaw select styles of carpet over 6 lb. rebond pad.
- Full length, 42" tall, beveled edge mirrors above all vanity areas.
- Vinyl wrapped white ventilated shelving in all closets.
- Choice of upgraded tile in foyer, kitchen, nook, laundry, and bathrooms.
- Shower walls tiled to 7', with choice of feature wall tiles.
- Tiled shower floor with choice of feature floor tiles.
- Carrera marble window sills.
- Full baths receive ceramic fixtures: soap, toilet paper holder, and towel bar.

APPLIANCES

- Appliance Allowance \$3,000 to include free standing range, microwave/hood combo vented to the exterior, dishwasher, and refrigerator.
- Automatic garage door opener with 2 remotes.
- Insinkerator 1/2 Horsepower garbage disposal.

ENERGY SAVING FEATURES

- PGT White Vinyl clad windows with low-e, high-efficient windows.
- Energy saving 15 SEER, Puron heat pump HVAC system.
- R-38 Insulation in attics over all living areas.
- Soffit and roof vents designed for positive ventilation.
- 4.1 Alufoil exterior wall insulation.

EXTERIOR ADVANTAGES

- Quality exterior stucco finish, with decorative bands and quoins (plan specific) on exterior of home.
- Stucco banding on all windows.
- Architectural 30 year, mildew and fungus resistant roof shingles.
- Low maintenance 16" vinyl soffit and 6" aluminum fascia.
- Sherwin Williams FlexLox exterior paint for long life and low maintenance.
- Complete stuccoed exterior ceiling finish.
- Professionally designed landscape package with a \$10,000 allowance.
- \$1500 allowance for automatic digital controlled irrigation system w/ rain sensor gauge.
- 1,400 square foot for concrete broom finished driveway, walkway, & sidewalks.
- Acrylic & sealed finish on all exterior porches.
- Fiberglass exterior doors with double pane impact rated glass and stainless steel hinges.
- Complete 2 part epoxy flooring coating with acrylic flakes in all garage areas.

MISCELLANEOUS

- 1/2/10 Year Homeowner's Warranty program through Bonded BuildersTM.
- 30" wide pull down attic stairs in garage with plywood covered attic storage areas included:
- Numerous on-site meetings during construction with the company's licensed state Certified General Contractor and Certified Green Professional.
- Building permit fees, water fees, & sewer connection fees included. ARB approval meetings and fees included.

Our policy of continuing improvements to design details and construction techniques requires us to withhold the right to change floor plans, dimensions, specifications, brand names, and prices, without notice, or obligation. Home prices are based on cash or construction perm financing and 25 foot setbacks. Prices do not include home site, construction finance costs, closing costs, or subterranean boring testing. County or City required trees are to come from landscape allowance stated above any overages to be paid by Homebuyer. Prices do not include impact fees or site development costs. Prices for site development will be given at site evaluation.

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