A/C UNITS

- A/C 15 Ton Total 16 Seer Amana Units
- 2-5 Ton Units-1 forefront 1 forback of house
- 1-3 Ton Unit-Cinema Room
- 1-2 Ton Unit-Master Bedroom

5 Ton units are zoned systems 3 zones per unit

EXTERIOR

- Brick hardy board and stone
- Fireplace Cap-Copper
- 2 French doors at back of house are Mahogany
- Front entrance is Spanish Cedar custom built
- Underground electrical service 600 Amps

WINDOWS

- JELD-WEN Aluminum Clad wood frame
- Side hinge opening windows with Ghost Screens
  - U-Factor .33 Solar Heat gain Co .19 visible transmittance .44
- Fixed picture windows
  - U-Factor .30 Solar Heat gain Co .24 visible transmittance .54

KITCHEN

- 16-foot island custom built Cherry wood
- Fireplace mantel custom built Cherry wood
- All other cabinets are custom built wood Oak
- Kitchen has places for:
  - Double Refrigerators
  - Double Oven
  - Cook Top-Island
  - Microwave
  - 2 Sinks---1 in island
  - Ice Maker-Island
  - Dishwasher
  - Island has custom built slide out spice racks
  - All bottom cabinets have custom built slide out drawers
  - Wired for custom under cabinet lighting
  - Wired and vent to exterior hood vent over island
INSULATION

- All exterior walls R-19
- All interior walls R-13
- All ceilings R-30
- Spray foam ceilings at roof R-60+
- All exterior walls have been caulked to completely seal up walls

WALLS

- Hurricane straps on all exterior wall---wall headers every 6 foot
- Hurricane straps on all exterior---wall footings every 6 foot
- ¾” all thread from slab to headers every 6 foot on all Exterior walls
- 2x6 Exterior walls on the 1st Floor
- 2x4 Exterior walls on 2nd Floor
- 8” triple crown molding throughout house
- 8” custom base boards
- Interior doors are all custom solid wood

SAFE ROOM

- ¾” rebar spaced at 6” squares in walls and ceiling and imbedded in slab
- Ceiling has steel top to support concrete
- 6” solid concrete—one solid poor of walls and ceiling
- Supply and return ventilation

CINEMA ROOM

- Insulated and sound proof
- Custom built cabinets throughout the house

MASTER BATH

- 80-gallon water heater
- Garden tub
- Walk-in shower with ceiling rain showerhead and side wall showerhead
- Steam sauna with ventilation to exterior
- 50-gallon water heater for 1 upstairs bedroom and cinema room
- 80-gallon water heater for kitchen, 2 bedrooms upstairs and laundry room
- Cat 5 Ethernet wired to all rooms
- Cable TV wired to all rooms in multiple locations in rooms
• All bedrooms have dropped crown molding for switched accent lighting
• Custom built front entry stairs with Spanish Cedar steps
• Kitchen and master bedroom have floor receptacles in sitting spaces.
• 2nd floor laundry hookups

**HOUSE SLAB**

• 3 ft. x 3 ft. Footing with ½" rebar cage
• 10" reinforced steel slab
• High density fiber infused concrete slab

**KITCHEN BRACE BEAM**

• 36" Steel I-Beam crossing kitchen—span from exterior wall to stairwell wall
• Stairwell wall support is 36" I-Beam with 6" square steel tubing support--legs anchored to slab
• All beams and support legs are welded completely together and bolted
• 3 ft. x 3ft. footings with ½" rebar cage supporting support legs

**GREAT ROOM BRACE BEAM**

• 24" STEEL I-Beam supported in 3 places
• 4 maintenance rooms in house for A/C units
• Surround sound wiring in Master Bedroom, Great Room, Kitchen and Cinema Room
• Component an TV wired over fireplace

**FIREPLACE**

• Gas and wood burning
• 50" Fireplace insert
• Smoke detectors wired throughout house