



"BUILDING SOLID RELATIONSHIPS
ONE HOUSE AT A TIME."

STANDARD FEATURES

- *Double pane, Lo E Windows/Vinyl With Tilt Sash
- *High efficiency furnace and A/C system 16 seer/Carrier
- *All windows foil taped foam sealant around all windows, exterior walls, doors, pipes, and wiring.
- *Tech shield radiant barrier OSB decking
- *Thermo Ply at Hot Walls
- *Continuous cement perforated soffit ventilation and ridge vent for maximum attic air flow.
- *R 30 blown-in-attic insulation in all flat ceilings.
- *R-22 batt insulation in all attic knee walls and sloped ceilings.
- *R-13 batt insulation on all exterior walls.
- *Exterior BRICK, STONE, HARDI BOARD (per plan)
- *Engineered home construction with Option for 10 year structural warranty.
- *All sub-floors at living area are glued, and nailed down.
- *Arc fault circuitry throughout, all wiring is copper.
- *30 yr architectural raised profile shingle.
- *Gas furnace, gas Tank less water heater, fireplace, cooking and dryer connections. (if gas is available)
- *Tank less water heater.(if gas is available)
- *House is wired for alarm all doors,2 Motion 2 key pads.
- * PEX plumbing system
- *Smoke detectors with battery back up all hardwired together.

Exterior Features

- *100% Brick and Hardi Board for minimal maintenance.
- *Leaded glass mahogany front door.
- *Covered back patio (per plan)
- *Metal overhead garage door. (8' height per plan)
- *Aerobic septic system.
- *30 yr Architectural shingle.



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Designer Kitchens

- *Black, white, stainless appliance package. Allowance Per plan
- *Custom built on site cabinets raised panel doors.
- *Dual compartment stainless steel sink.
- *Faucet with vegetable sprayer
- *Granite counter tops with 3 edge choices. Up to Level 2 Standard
- *Tile backsplash.
- *Garbage disposal and pre-plumbed ice maker connection.

Master Suites

- *Enclosed tile shower. (per plan)
- *Granite vanity with his and her sinks.
- *Large walk-in closets with built in dressers and shelves (Per Plan). (MDF material used in closet shelving)(per plan)
- *Ceiling fan as well as recessed lighting
- *Elongated commodes.

Interior Features

- *Structured wiring interface cat 5 phone and RG-6 cable for high speed.
- *Crown moldings in living, study, kitchen, breakfast, master, and dining. (Per plan refer to spec sheet)
- *Granite, stone, brick, or tile surround fireplace and custom built mantle. (Surround is Mantel Height)
- *All bedrooms and living wired for ceiling fans.
- *Gas and Electric connections.
- *Gas log or Wood Burning fireplace. (per plan)
- *Raised panel interior doors.
- *Rounded or square sheetrock corners throughout and arch ways. (per plan)
- *Carpet in all bedrooms.
- *Tile floors throughout home excluding bedrooms/Allowance per plan
- *Tile surrounds at all tubs and showers.
- *Utility room has custom built cabinets.(per plan)
- *Linen closets in full baths.(per plan)
- *Sherwin Williams paints interior and exterior.



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FOR ADDED PEACE OF MIND

Option for 10 year structural warranty protection, available only to select builders who qualify
Engineer designed foundation
Smoke detectors exceeding county codes
Protective ground fault interrupter circuits in all wet areas and exterior outlets
All doors pre-wired for security system with 2 Motion (2 key pads.)

Landscape Package to include

15 Pallets St. Augustine Sod installed
30 plants ranging from 1 gallon to 15 gallon
Top Soil, Mulch, Bull rock added to beds.
5 Zone Rainbird Sprinkler System

Allowances are as follows

Appliance Package
Lighting allowance
Carpet/Flooring
Plumbing Fixtures (Moen)

Ceiling heights are per plan. These features are for construction only.

QBS Custom Homes will provide All building and septic permits. Homeowner to pay all tap fees IE Water, Propane, Gas, Electric Transformer upgrades or installs.

Builders Risk Ins. Covers wind not Flood. Flood will be additional rider that will attach to your home-owners policy.

Property will have final grade performed to ensure proper drainage

Design – All foundation designs are performed by a licensed Engineer.

Material – Foundations will be conventional or post-tension with cables stressed to meet PSI Standards. Concrete used will be at least 3,000 PSI rated. Steel reinforcing bars utilized for added strength per design.

Inspections – All foundations are inspected by an approved inspector prior to pouring cement.

Fill and Grading – Final grade will meet or exceed the 10-year Structural Warranty specifications to ensure proper drainage around foundation.