

BOOKLET

HOMEQWEST REALTY GROUP

LEVEL
DOWN
TO
5
9
1

#54 HERS RATING
Energy Efficiency Index









1658 MODEL

3/2 split open floor plan, 2 car garage. Building custom quality homes at affordable prices since 1971. Some of our standard features include mildew resistant paint (inside /out), 10' ceilings, 8' doors, 18" tiles floors throughout, hurricane impact windows and exterior doors, wood cabinets with granite counters, smart home wiring and a 4 year extended warranty. Connected Smart Home Automation Suite included: Ring Video Doorbell, Smart Lighting, ecobee4 Smart Thermostat, Smart Smoke/Carbon Monoxide, Smart Door Locks, Advanced Garage Door Openers Weather-Sensing Irrigation Systems, Amazon's Cloud-Based Voice Service Echo Dot & 4 High-Speed USB Charging Ports. We strive for more sustainable, healthier and energy-efficient methods to create the place you would be proud to call home. Our customers are looking to create a home, that is warm and inviting, a place to live and entertain. Partner with us, we'll walk you through our no-stress process. Choose one of our floor plans or we'll help you design the home you really want.

Standard Spec Sheet 1658

General Requirements:

- Builders Risk and General liability Insurance
- 1st yr. Home Buyers Warranty
- Manufacturer 1 yr. Warranty
- 4 yr. Ext. Warranty American Home Shield
- Project Supervision
- Temporary Utilities
- Compaction Testing
- Surveying
- Impact and all Permit related fees Incl.
- Home Professionally Cleaned, Move-in Ready Condition

Site work:

- Site Prep, Fill and Grading based on standard 80'x125' lot
- Stem wall foundation (excludes clearing, vegetation removal and pre-fill pads)
- Water and Sewer Connection Fees and deposits for standard 5/8" meter for 50' run
- Utility Connection from Meter to House, 50' run

Landscaping/ Irrigation/ Sod:

- 4 zone irrigation system, standard lot
- Plant Package to be selected by owner based on City requirements and landscape allowances unless already installed

Concrete/ Masonry:

- Concrete block system
- Concrete footings
- Stem wall foundation & slab
- Concrete A/C pad/Well pad
- 4" Concrete slab throughout ground level with vapor barrier
- Standard driveway/walkways are pavers
- Lanai floors concrete, pavers optional

Rough Carpentry:

- Pre-manufactured roof trusses treated with mildew inhibitor
- Wood frame 10" interior walls at 16" o.c.
- Furring at exterior walls and windows
- ½ plywood sheathing on roof
- 16" Overhang

Finish Carpentry:

- Installation of 8ft multi-panel doors, 3 ¼ casing and hardware
- Installation of 5 ¼" wood base
- wood framed window sills
- Tray ceilings in master bedroom

Cabinetry:

- Provide and install wood cabinetry (with hardware) in Kitchen, Master bathroom, Guest bathroom/s & Laundry
- 36" base cabinets, 42" tall upper cabinets
- Full wood/Plywood System
- Soft close Drawers and doors
- Wood dovetailed drawer boxes
- Choice of Color and style (Level 1)

Countertops and Vanities:

- Granite kitchen, master bath and guest bath and laundry room
- Kitchen Sink – Stainless steel, deep basin, undermount
- Laundry Room Sink - Single deep basin

Roofing:

- 160 MPH Dimensional Shingles Choice of color
- Fasten all eave and metal, valley, and wall flashing in place,
- Ridge vents per plan
- Exhaust Fan Vents and plumbing vents per plan

Windows:

- Provide and install impact glass & Low E for all windows.
- Provide and install impact glass & Low E for all sliders and entry doors.
- Color choice of white or bronze

Entry Doors and Trim:

- Fiberglass Insulated impact entry doors
- Quickset hardware

Garage Doors:

- 16' x 8' 24 gauge steel Overhead Garage Door, no glass/ non insulated
- Opener with safety sensors and remotes

Drywall and Stucco:

- Provide and install 1/2" sag resistant drywall at ceilings
- Drywall finish: textured
- Mold resistant wallboard in all areas
- Exterior Stucco Finish including entryway ceiling.
- All outside ceilings covered in metal lath, and stucco

Floor Covering and Bathroom Floors and Showers:

- 18" Tile flooring throughout
- Tile shower surrounds
- Tile Tub surrounds
- Tile for kitchen back splash (optional)
- Proflex 40 mil Crack Isolation Membrane

Painting:

- Stucco sealed prior to paint
- Mildew resistant exterior & interior wall paint, Satin finish
- Doors, trim and crown molding to receive one coat primer and 2 coats of semi-gloss latex enamel

Closets and Shelving:

- Ventilated vinyl (wood optional) shelving in all closets and pantry

Mirrors:

- Surface hung plain mirrors with no medicine cabinets

Appliances:

- Stainless steel appliance package including refrigerator.
- Energy Star rated appliance package

Plumbing:

- Provide all plumbing in accordance with the plans, specifications and code requirements
- 40 gallon Energy Star certified appliance
- Pex Plumbing System
- Dishwasher & Icemaker hook-up
- Washer and Dryer hook-ups
- Ball cock valves on all under sink water connections
- Exterior hose bibs per plans, Two locations

HVAC:

- Heating and cooling system. (using R410A refrigerant)
- Brand and model specifications TBD
- Compatible Digital Thermostat

Electrical:

- 200-amp Electric Service
- Recessed cans in all main areas w/ white trim, per plan
- White switches and receptacles per plan
- Fans in living room and master bedroom
- TV outlets in all bedrooms, living room
- Phone outlet in kitchen
- Surface lighting on rear area of lanai.
- White receptacles and switches
- Leviton Decora outlets and switches
- USB charging/outlet in all bedrooms and kitchen (1 per room)
- Audio / Video prewire

Bathroom Exhaust Fans

- Low noise exhaust fan for master bath in toilet room.
- Low noise exhaust fan for master bath in shower area.
- Low noise exhaust fan for guest bath.

Insulation:

- ¾" Rigid board perimeter masonry walls
- R40 blown in insulation in attic & above garage
- Sound proof designated interior walls (optional)

Ceiling Fans:

- Living Room
- Lanai- Models
- Master Bedroom Bed Area
- Master Bedroom Sitting Room - Models TBD
- Bedroom 2
- Bedroom 3

Landscaping: Standard

- Floratam Sod
- Plant Pkg to be selected with allowance

Green Building Features

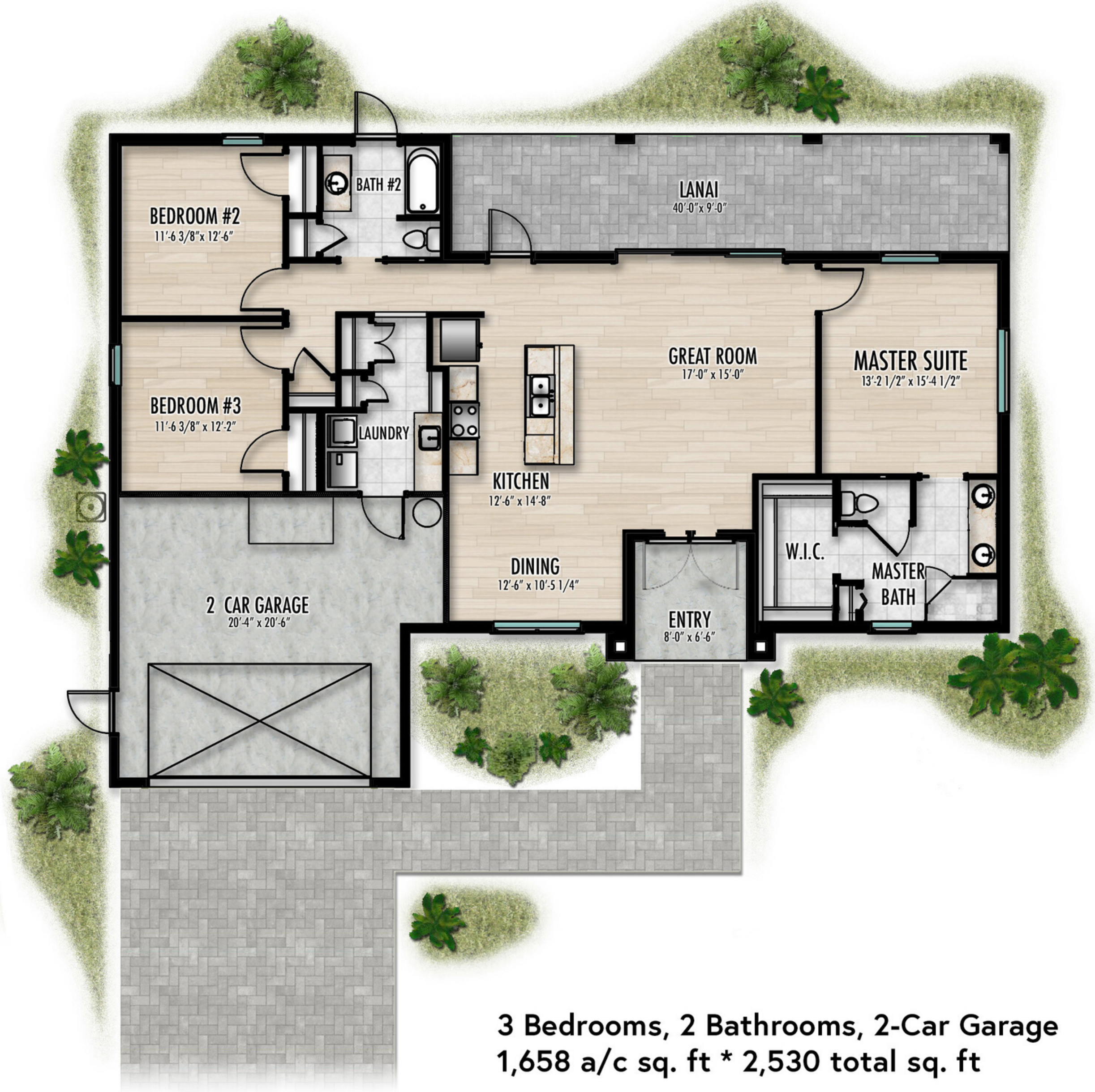
- RESNET
- HERS rated
- Energy Star Appliances
- Mildew resistant exterior & interior paint

Connected Smart Home Automation Suite

- Ring Video Doorbell
- iDevices Wall Switch - Wifi Smart
- ecobee4 Smart Thermostat
- Alexa Enabled Smoke/Carbon Monoxide Detector
- Kwikset Kevo Touch-to-Open Smart Lock
- Liftmaster MyQ Garage Door Opener
- Rachio Smart Weather-Sensing Irrigation
- Amazon Echo Dot (3rd Gen)
- BESTTEN USB Wall Receptacles Throughout
- BESTTEN Outlet with 4 High-Speed USB Charging Ports



1658 Model



3 Bedrooms, 2 Bathrooms, 2-Car Garage
1,658 a/c sq. ft * 2,530 total sq. ft

SMARTHOME SPECS

STANDARD CONNECTED SMART HOME AUTOMATION SUITE



RING VIDEO DOORBELL
PRO, WITH MOTION
ACTIVATED ALERTS



(5) IDEVICES
IDEV0009 WI-FI
SMART SWITCHS



ECOBEE4 SMART
THERMOSTAT WITH
BUILT-IN ALEXA



(4) ONELINK SMOKE &
CARBON MONOXIDE
DETECTORS



KWIKSET Z-WAVE
SMARTCODE
TOUCHSCREEN
ELECTRONIC
DEADBOLT



LIFTMASTER MYQ
GARAGE SMARTPHONE
GARAGE DOOR



RAIN BIRD WIFI-
ENABLED IRRIGATION
CONTROLLER



ECHO DOT (3RD GEN)
SMART SPEAKER
WITH ALEXA

HOME ENERGY RATING GUIDE

\$1068

**Reference
 \$1616**

\$0

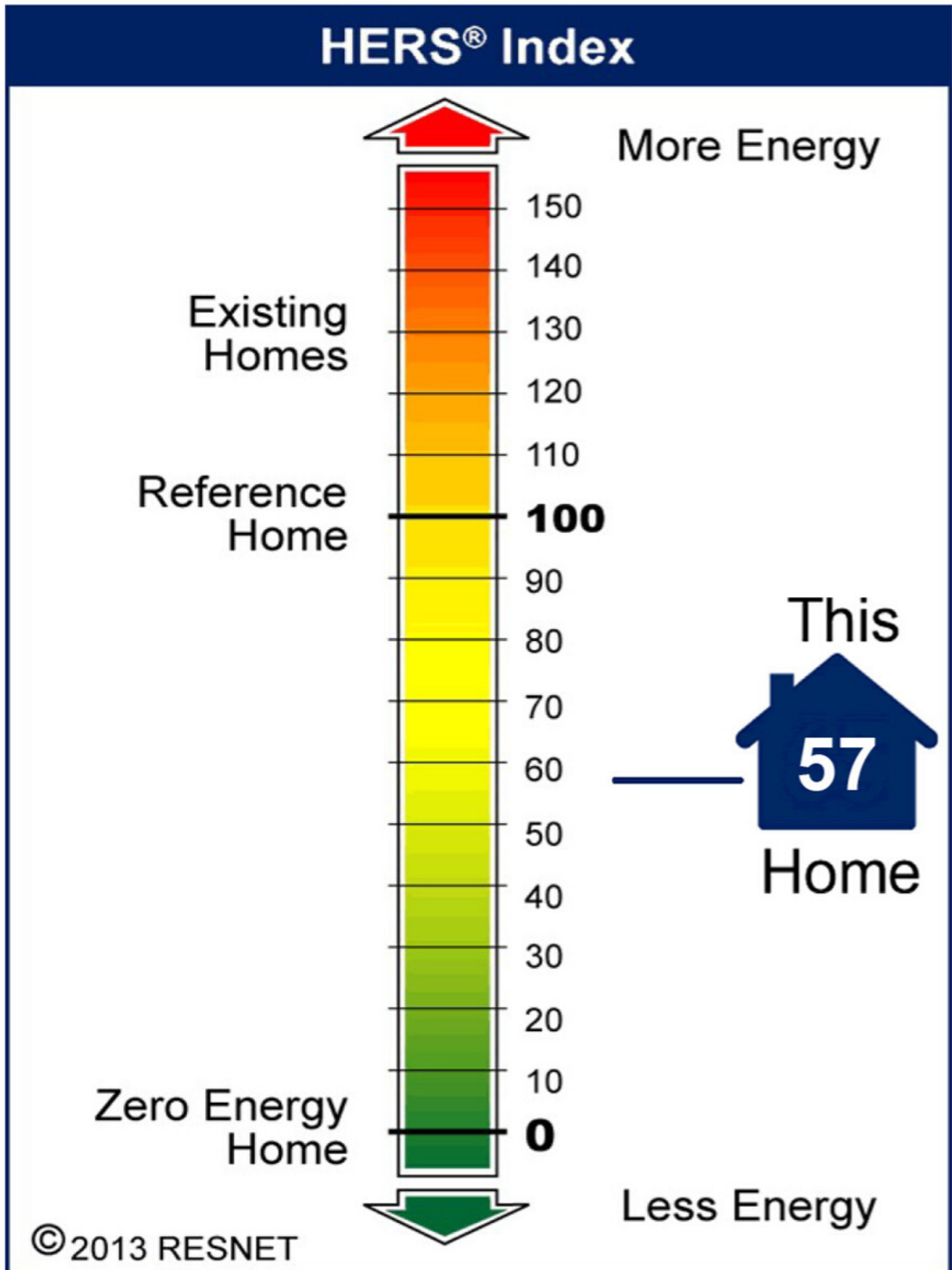


Annual Energy Cost:	This Home	Savings
Electricity	\$ 1068	\$ 548
Natural Gas	\$ 0	\$ 0
LPG	\$ 0	\$ 0
Fuel Oil	\$ 0	\$ 0
On-Site Power	\$ 0	\$ 0
Totals:	\$ 1068	\$ 547

Annual Energy Use:	This Home	Savings
Electricity (kWh/y)	9200	4715
Natural Gas (therms/y)	0	0
LPG (gal/y)	0	0
Fuel Oil (gal/y)	0	0
On-Site Power (kWh/y)	0	0

Annual Emissions:	This Home	Savings
CO2 (tons/y)	5	3
SO2 (lb/y)	20	10
NOx (lb/y)	9	5

HERS® Index



Pieter Opperman

2314503

Certified Rater

I.D. Number



12/3/2019

Signature

Date

The Home Energy Rating Standard Disclosure for this home is available from the Rating Provider. Questions or complaints regarding this Rating may be directed to:

*EnergyGauge Program Office
 1679 Clearlake Road
 Cocoa, FL 32922-5703
 phone: (321)638-1422
 e-mail: info@energygauge.com
 www.energygauge.com/usares/*

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