

Southern Heritage Construction Corp.

The Great Outdoors

Special Features

- Customizing of Any Plan
- 10 year Builders Structural Warranty
- 1 year Southern Heritage Home Warranty
- City Water, sewer, electric, Cable TV, Phone
- Design your Custom Dream Home
- 10 hours Conceptual Design Time included
- Professional Interior Designer to help owner with Selections such as Paint Colors, Cabinets, Fixtures, Roofing Etc.

Structural Features

- 3000 psi reinforced Concrete
- CMU Wall with Steel Reinforcing
- Professionally Engineered Roof Trusses with Hurricane Straps for Wind Protection
- 4 Ply Plywood Roof Sheathing with steel Roof clips
- 6" Slab under RV-Porte/Garage
- Option to do all Wood Frame
- Option to do Solid Wall
- Option to do Impact Windows and Doors
- Option to do Sealed Attic Space

Energy saving Features

- R-30 Ceiling Insulation
- ¾" Foil Backed vapor shield wall insulation on block or concrete walls
- Carrier High efficiency 13 SEER central A/C with Heat Pump and Digital thermostat
- Insulated Duct work with Return Ducts
- Roof Ridge Vents and Flow-through Soffit System
- Water saving Shower heads, Faucets, and Toilets
- 50 gallon Quick recovery Hot Water Heater
- Vinyl Frame Low E Insulated Windows with Tilt Sash for easy cleaning
- 60% of Light Fixtures Utilize LED technology
- Option to do Isonene Insulation
- Option to do Tank less Water Heater

Exterior Features

- Raised Panel Steel Garage Doors with Steel Reinforcements (Option to Insulate Doors) 150Mph Rating
- 30 yr. Dimensional Grade Fungus Resistant Shingles

- 3 Coat Stucco System with control joints to minimize cracking from expansion and contraction
- 3 Exterior GFCI Weatherproof Outlets
- 2 Exterior Hose Bibbs
- 50 amp RV Hookup with water & sewer
- Paver Driveway and Front Walk
- Stucco Finish with Architectural Detailing per Plans
- Sod, Irrigation with \$2500 Landscaping Package
- Loxon XP primer with Super Paint Top-Coat for waterproof barrier
- Full Gutters and Downspouts

Interior Features

- Knock down Textured Ceilings
- Rounded Corner Drywall Bead
- Raised Panel Interior Doors four standard styles to choose from
- Door hardware in Various Styles and Finishes Available
- Crown Molding in Tray Ceiling Areas
- 18 x 18 Ceramic Tile in Kitchen, Baths, Laundry and Foyer
- 8 lb Pad under carpet
- Numerous Flooring Options Available
- Rocker Light switches throughout
- Arched openings and Niches - Per plan
- Tray ceilings - Per Plan
- Complete Washer and Dryer connections

Kitchen Features

- \$3000.00 Appliance Allowance
- Granite or Solid Surface Countertops
- Custom Cabinets with Numerous Upgrades and Options Available 36" Upper Cabinets Standard
- Built in Microwave above range
- Water shut off for Ice Maker behind Refrigerator
- Soft close Doors and Drawers

Bath Features

- Garden Tub in Master Bath
- Granite or Solid Surface Tops with China Under-mount Sinks
- Moen Plumbing Fixtures in Chrome finish with numerous styles and finishes available
- Porcelain Elongated toilets
- Exhaust fans in Bathrooms
- Manufactured Bevel Mirrors in bathrooms
- Linen Closets

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