

Quality Assurance

We believe in meeting and exceeding the building code.

· **CAPITOL** ·
BUILDING & CONSTRUCTION CO

Lic # CGC1513420

SITE

- Debris fully cleared and removed from your home site. Vegetation is not buried in your yard or under your home.
- Proper sand for septic field is used. Allows for good drainage.
- Prior to foundation being poured, fill dirt is compacted properly and tested to verify.

CONCRETE

- Corners of concrete forms double checked for square before concrete poured. Verify all is level.
- Concrete is not watered down. Although this makes it easier to pour the concrete, it affects quality and strength.
- Concrete is given proper cure time before concrete block is delivered and stacked.
- Control joints are cut in all slabs to minimize shrinkage cracks. Reduces tile cracking.
- Make sure cells in concrete block are entirely filled per engineered plans.
- Allow proper cure time after lintel is poured before trusses are installed.
- Driveway is cut with control joints.

ROOF

- Roof is not shingled until all trades (Plumbing and HVAC) have cut their penetrations as these penetrations are the most likely place to leak. It is best to have the roof sealed by the roofing company, not the Plumber or HVAC.
- Architectural dimensional shingles are used. Not a three tab shingle.
 - Three tab and architectural shingles are not designed for the same lifespan and performance. Architectural shingles can withstand higher winds. The difference in shingle performance comes from their construction. Architectural shingles are of heavier construction for more wind-resistance and are less likely to warp.

FRAMING

- String line truss rafters to make sure everything is flat for sheathing installation.
- Take care to make sure all walls are plumb, set to correct dimensions, and door rough openings are correct size.
- Interior walls framed 16" on center, not 24" on center.

DRYWALL

- Assure drywall is screwed off properly.
- Utilize the proper drywall for the application.
 - Only use tile backer in all areas to be tiled.
 - Green Board used in bathrooms to prevent mold.
 - No sag board used on ceilings.

CABINETS

- Verify all plumb and level.
- Dimensions for appliances have correct spacing.
- Adjust doors and drawers.

FLOORING

- Use crack suppression membrane under tile floor areas over concrete slab control joints.
- Use crack suppression membrane in shower areas over backer board joints.
- Latex Thinset is used to adhere tile as it is more flexible than traditional Thinset: minimizes cracking.

EXTERIOR

- Bonding agent is applied to concrete block as first step of stucco process.
- Stucco is a two coat process. This prevents from seeing the block lines under the stucco and increases water resistance.
 - 1st Coat (scratch coat) is applied.
 - 2nd Coat (texture coat) is applied.

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PAINT

- Quality Sherwin Williams and name brand paints are used.
- Exterior:
 - All masonry is sealed using masonry sealer before paint is applied.
 - Painted two coats of color.
- Interior:
 - All bare drywall is properly primed before paint is applied.
 - Painted two coats of color.

DOORS AND WINDOWS

- All doors and windows are sealed in their opening with a high grade sealant to assure air and moisture protection.
- Doors and windows are checked for proper function so they operate smoothly.
- Windows are aluminum frame, double-pane, and Low-e tinted.
- Exterior Doors are fiberglass which are more energy efficient than steel doors and will not rust.

INSULATION AND EFFICIENCY

- Make sure insulation results in an air tight barrier so the home's building envelope is as air tight as possible.
- Windows sealed with expanding foam insulation.
- Windows, doors, and garage sill plate sealed with expanding foam insulation.
- All batt insulation properly installed with no air gaps.

HVAC

- HVAC returns in each room. Returned are ducted instead of pass throughs above the doors.
 - This results in better air quality, consistent temperate throughout home, and no noise transmission through pass throughs.

PLUMBING

- PEX waterlines are run through the attic. Waterlines are not run under the slab. Less fittings and joints. Fittings are mechanically fastened, not chemically glued.
- Name brand faucets and fixtures are used in our homes.

OTHER

- The lowest subcontractor bid is not always the winning bid. The subcontractors chosen are those who have a reputation of providing quality work.

Floridian
REALTY SERVICES, LLC

941-548-2454

FloridaNewHouse.com