



Building Quality Homes and Quickly in SW Florida

Valencia Model

\$350,000.00

3 Bedrooms · 2 Bathrooms · 2 Car Garage

Living Area: 1,829 sq. ft. Total: 2,904 sq. ft.

GENERAL

- Permit fees and Impact fees – **(Allowance of \$10,000)**
- Builders Risk Insurance
- Surveying for Std 80x125 Lot
- 1 Year Builder warranty, 10 years structure
- Standard underground power hook-up to house
- City water and sewer hook-up (if applicable)

SITE WORK

- Site prep – **(Allowance of \$10,000.00)**
- Fill compacted
- Compaction Test
- 1 Year subterranean termite warranty
- 2 Car garage, concrete driveway, walkway, and entryway

EXTERIOR

- CBS, Stucco finish, one coat primer and one coats acrylic latex paint.
- All decorative stucco as per plans

FOUNDATION

- 1.18X20 Monolithic Footing 3000 psi **or** 3 course stemwall
- 2. 4" Concrete Slab 3000 psi Fiber reinforcement added
- 3. Plastic covering under slab

BEAM HEIGHT

- Top of beam 9'.4"

ROOF

- Engineered roof trusses as per plans
- Plywood sheathing or equivalent on roof
- 30 Year Dimensional shingles
- Standard color aluminum soffit and fascia
- Felt peel stick
- Gutters in front only

11/07/2024



INTERIOR FRAMING

- Wood framed & metal walls with 2x4 studs at 16" on center as per plans
- Pressure treated lumber on all masonry

PLUMBING

- 40 Gallon energy efficient water heater
- Standard Faucets
- Ice maker line to refrigerator
- Laundry tub as per plans
- Under mount stainless steel single kitchen sink

HEAT/AIR CONDITIONING

- A/C 16 SEER 4Ton
- Insulated ducts and adjustable registers per plan
- Exhaust fans in all bath
- Electric Heat 10 kw
- Dryer vent
- Cold air vents & return vents in all bedrooms

ELECTRIC

- 200 AMP back-to-back service
- Light and switch in walk-in closet
- Hook up air conditioning system
- Pre-wire for garage door opener
- Washer and dryer hookup
- Water heater hookup
- Receptacles and switches as per building code
- Exterior waterproof receptacles as per building code
- Dishwasher hookup
- Prewired for ceiling fans
- Smoke detectors as per plan
- **\$1,500 allowance for all fans and light fixtures**
- Door chime

WINDOWS AND DOOR EXTERIOR

- **Impact window**
- 8' sliding glass doors
- **Impact exterior doors**



INSULATION

- R 30. insulation ceiling
- R 11 fiberglass batts in all frame wall between garage and living area

INTERIOR

- Wall: ½ drywall
- Ceilings: ½ drywall
- Knockdown finish and two coats acrylic latex paint
- Trim: doors base 5¼ and casing 3 ½
- Shelving Vinyl: clad closed maid as per plan
- Cabinets: wood cabinet doors 36", Quartz counter tops
- Quartz counter tops in bathrooms
- Quartz Window sill
- Tile: 24x24 ceramic only living area and bath
- Crack suppressant underlayment under flooring (membrane)
- Ceramic Tile in walk shower and over tub area 12x24
- Appliances: refrigerator, glass top range, microwave hood vent, and dishwasher or
Allowance of \$2,300 (if allowance is chosen installation is not included)

GARAGE

- Stucco finish on block walls with two coats of acrylic paint
- Drywall and painted ceiling
- Painted drywall on partition wall
- Garage Doors
- Garage door kits, openers
- Epoxy in garage floors

LANDSCAPING

- Complete landscaping package with Bahia sod 80x125
- Four-zone sprinkler system with digital time

Price does not include: **Utility Betterment fees, Lot, Septic/Well, Water System or Pool**

Policy for constant improvement, Pascal Construction reserves the right of price, plans, or Specification change without notice or prior obligation.

Once the contract has been signed, any request to make changes to specifications may result in an administrative fee of \$200.00 per change.