



Building Quality Homes and Quickly in SW Florida

ALICANTE

3 Bedrooms · 2 Bathrooms Den · 2 Car Garage

Living Area: 1,770 sq. ft. Total: 2,446.00 sq. ft.

GENERAL

- Permit fees and Impact fees 10,000 Allowance.
- 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

SITE WORK

- Site prep 12
- Fill compacted \$8,000.00 Allowance
- Compaction Test
- 1 Year subterranean termite warranty
- 2 Car garage, concrete driveway, concrete 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
- 2. 4" Concrete Slab 3000 psi Fiber reinforcement added.
- 3. Plastic covering under slab

BEAM HEIGHT

1. 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

INTERIOR FRAMING

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

PLUMBING

- 50 Gallon energy efficient water heater
- Standard Faucets
- Ice maker line to refrigerator
- Laundry tub as per plans
- ½ HP Badger Garbage disposal
- Under mount stainless steel double kitchen sink

HEAT/AIR CONDITIONING

- A/C 16 SEER 3-Ton
- 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 and disposal hookup
- Prewired for ceiling fans and garbage disposal
- Smoke detectors as per plan
- \$1,500 allowance for all fans and light fixtures
- Door chime

WINDOWS AND DOOR EXTERIOR

Impact window.

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: door 80" base 5 ¼ and casing 3 ½
- Shelving Vinyl: clad closed maid as per plan

- Cabinets: wood cabinet doors 36", Quartz counter tops and 4" backsplash level one
- Quartz tops in bathrooms
- Window sill Quartz
- Tile: 24x24 ceramic
- Crack suppressant underlayment under flooring (membrane)tile
- Ceramic Tile in walk shower and over tub area 12x24
- Appliances: refrigerator, glass top range, microwave, dishwasher and garbage disposal.
- 3000.00 allowance for appliance not included installation.

GARAGE

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

LANDSCAPING

- Bahia sod 80x125
- Four-zone sprinkler system with digital timer

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

Continuing a policy for constant improvement, Pascal Construction

Reserves the right of price, plan 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.