



## **Altea Model**

**3 Bedrooms · 3 Bathrooms · Den · 3 Garage**

Living Area: 2,446 sq. ft. Total: 3,634 sq. ft.

### **GENERAL**

- Permit and Impact fees up to **Allowance of \$10,000**
- Builders Risk Insurance
- Surveying for Std. 80 x 125 Lot
- Standard underground power hook-up to house
- City water and sewer hook-up (if applicable)

### **SITE WORK**

- Site prep
- Fill compacted Allowance \$ 12 000
- Compaction Test
- 1 Year subterranean termite warranty
- 3 Car garage, paver driveway, paver walkway and entryway

### **EXTERIOR**

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

### **FOUNDATION**

- 18X20 Monolithic Footing 3000 psi or stemwall 3 course
- 4" Concrete Slab 3000 psi Fiber reinforcement added
- Plastic covering under slab

### **BEAM HEIGHT**

- Top of beam 9'.4", 10'.0", 12'.0"

### **ROOF**

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

05/30/2023 rev.

## **INTERIOR FRAMING**

- Wood and metal framed walls with 2x4 studs at 16" 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
- 1/2 HP Badger Garbage disposal
- Under mount stainless steel single kitchen sink

## **HEAT/AIR CONDITIONING**

- A/C 16 SEER 5-Ton
- Insulated ducts and adjustable registers per plan
- Exhaust fans in all bath
- Kitchen Hood exhaust vent
- 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
- Water heater hookup
- Receptacles and switches as per building code
- Exterior waterproof receptacles as per building code
- Prewired for ceiling fans and garbage disposal
- Smoke detectors as per plan
- **\$1500 allowance** for all fans and light fixtures
- Door chime

## **WINDOWS AND DOOR EXTERIOR**

- Impact Winguard Low E Energy shield max, with screens
- Sliding door 10' 90 degree, Master sliding door 10'
- Impact door.

## **INSULATION**

- Spry foam in living area only.
- R 11 fiberglass batts in all frame wall between garage and living area
- R 5 24X1X48 Radiant acoustic

05/30/203 rev.

## **INTERIOR**

- Wall: 1/2 drywall
- Ceilings: 1/2 drywall
- Knockdown finish and two coats acrylic latex paint
- Trim: door are eight , base 7 1/4 and casing 3 1/2
- Shelving Vinyl: clad closed maid as per plan
- Cabinets: 42" wood cabinet shaker doors
- Quartz counter tops and full backsplash level one
- Quartz counter tops in bathrooms
- Quartz window sill
- Tile: 24x24 ceramic
- Crack suppressant underlayment under flooring (membrane)
- 42" High mirrors over full length of vanity
- Ceramic Tile in walk shower and over tub area 12x24
- Appliances: Refrigerator, glass top range, microwave hood vent, dishwasher, and garbage disposal– **Allowance of \$3,400 (if allowance 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
- Impact Garage Doors
- Garage door kits, openers
- Epoxi paint on Floor

## **LANDSCAPING**

- Complete landscaping package with floratam sod 80 x 125
- Four-zone sprinkler system with digital timer

Price does not include: **Utility Betterment fees, Lot, Septic, Well, Water System or pool continuing 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.*

05/30/2023