



*Building Quality Homes and Quickly in SW Florida*

## **Benidorm Model**

**3 Bedrooms · 2 Bathrooms · 2 Car Garage**

Living Area: 1,416 sq. ft. Total: 2,204 sq. ft.

### **GENERAL**

- Permit fees and Impact fees (**Allowance \$10,000**)
- Builders Risk Insurance
- Surveying for Std. 80x125 Lot
- Standard underground power hook-up to house
- City water and sewer hook-up (if applicable)

### **SITE WORK**

- Site prep
- Fill Dirt compacted \$ 7000 00 Allowance.
- Compaction Test
- 1 Year subterranean termite warranty
- 2 Car garage, concrete driveway, concrete walkway, entryway and lanai

### **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
- 4" Concrete Slab 2500 psi Fiber reinforcement added
- 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

05/30/2023

## **INTERIOR FRAMING**

- Wood and metal framed 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
- 1/2 HP Badger Garbage disposal (**optional**)
- Under mount stainless steel single/double kitchen sink

## **HEAT/AIR CONDITIONING**

- A/C 16 SEER 2.5-Ton
- Insulated ducts and adjustable registers per plan
- Exhaust fans in all bath
- Electric Heat 8 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
- \$1,000 allowance for all fans and light fixtures
- Door chime

## **WINDOWS AND DOOR EXTERIOR**

- Impact window and sliding door
- Entry Door, Garage door and outdoor bathroom door are all impact, fiber glass door

**05/30/2023**

## INTERIOR

- Wall: 1/2 drywall
- Ceilings: 1/2 drywall
- Knockdown finish and two coats acrylic latex paint
- Trim: doors are 6'-8", base 5 1/4 and casing 3 1/2
- Shelving Vinyl: clad closed maid as per plan
- Cabinets: wood cabinet doors 30", Granite/Quartz counter tops and full backsplash level one
- Granite/Quartz counter tops in bathrooms
- Window sill Quartz
- Tile: 24x24 porcelain
- Crack suppressant underlayment under flooring (membrane)
  
- Ceramic Tile in walk shower and over tub area 12x24
- **Appliances: refrigerator, glass top range, microwave, dishwasher and garbage disposal or allowance \$2,000 (if allowance chosen installation not included)**

## INSULATION

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

## GARAGE

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

## LANDSCAPING

- Complete landscaping package with bahia sod 80x125
- Four-zone sprinkler system with digital timer

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