



Duplex Denia Model Specs INCLUDED FEATURES

Living Area 1,245 each unit

Total 1,669 each unit

3 Bedrooms 2 Bathrooms in each unit

1 Car Garage on each unit

GENERAL

1. Permit fees and Impact fees - allowance of \$22,300.00
2. Builders Risk Insurance
3. Survey for Std. 80' x 125' Lot
- 4.
5. Standard underground power hook-up to duplex
6. City water and sewer hook-up

SITE WORK

1. Site prep
2. Fill compacted Allowance \$10 000.
3. Compaction Test
4. 1 Year subterranean termite warranty
5. 1 Car garage, concrete driveway, concrete walkway and entryway

EXTERIOR

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

FOUNDATION

1. 18" X 20" Monolithic Footing 3000 psi
2. 4" Concrete Slab 3000 psi
3. Plastic covering under slab

BEAM HEIGHT

1. Top of beam 9'.4"

ROOF

1. Engineered roof trusses as per plans
2. Plywood sheathing or equivalent on roof
3. 30 Year Dimensional shingles
4. Standard color aluminum soffit and fascia

5. Felt peel stick

05/30/2023 rev.

INTERIOR FRAMING

1. Wood framed walls or metal with 2 x 4 studs at 16" on center as per plans
2. Pressure treated lumber on all masonry

PLUMBING

1. 40 Gallon energy efficient water heater
2. Standard Faucets
3. Ice maker line to refrigerator
4. Laundry tub as per plans
5. Under mount stainless steel double kitchen sink

HEAT/AIR CONDITIONING

1. A/C 14 SEER 2.5 Ton
2. Insulated ducts and adjustable registers per plan
3. Exhaust fans in all bathrooms
4. Electric Heat 8 kw
5. Dryer vents
6. Cold air vents & return vents in all bedrooms

ELECTRIC

1. 200 AMP back to back service
2. Light and switch in walk-in closet
3. Hook up air conditioning system
4. Pre-wire for garage door opener
5. Washer and dryer hookup
6. Water heater hookup
7. Receptacles and switches as per building code

8. Exterior waterproof receptacles as per building code
9. Dishwasher and disposal hookup
10. Prewired for ceiling fans
11. Smoke detectors as per plan
12. All light fixtures and ceiling fans in bedroom included (Allowance of \$1,000) each unit.
13. Door chime

WINDOWS AND DOOR EXTERIOR

1. Impact glass,

INSULATION

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

INTERIOR

1. Wall: 1/2 drywall
2. Ceilings: 1/2 drywall
3. Knockdown finish and two coats acrylic latex paint
4. Trim: Doors are 6',8" , base 5 1/4
5. Shelving Vinyl: clad closed maid as per plan

6. Cabinets: wood cabinet doors 30", Granite or quartz counter tops
7. Granite or quartz counter tops in bathrooms
8. Window sill granite or quartz
9. Tile: 24 x 24 ceramic
10. Crack suppressant underlayment under flooring (membrane)
11. Ceramic Tile in walk shower and over tub area 12 x 24
12. Appliances: refrigerator, glass top range, microwave, dishwasher – (Allowance of \$2,000.00) each unit

GARAGE

1. Stucco finish on block walls with two coats of acrylic paint
2. Drywall and painted ceiling
3. Painted drywall on partition wall
4. Garage Doors
5. Garage door motor kit with 2 remotes

LANDSCAPING

1. Complete landscaping package with bahia sod 80' x 125'

Price does not include: Betterment fee, 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.

Note: As specified per plans each unit will have a duplicate of what is need on each unit. Each unit will have its own electric, plumbing, A/C, water heater, Kitchen cabinets, appliances, etc.

All specifications subject to change without notice.

*Once the contract has been signed, an administrative fee of \$200.00 may be added onto each change order at the discretion of the Builder. *Cost of culvert not included. *Cost of well, septic fees are not included. *Price of*



duplex is on your lot this price does not include lot.

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