



## **Kai Model**

**3 Bedrooms · 3 Bathrooms · Den · 2 Garage**

Living Area: 2,005 sq. ft. Total: 3,089 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 Allowance **\$12,000.00**
- Fill compacted
- Compaction Test
- 1 Year subterranean termite warranty
- 2 Car garage, paver driveway, paver walkway, paver entryway

### **EXTERIOR**

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

### **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"

### **ROOF**

- Engineered roof trusses as per plans
- Plywood sheathing or equivalent on roof
- Modified Bitumen multi-layer (white or off white only)
- Standard color aluminum soffit and fascia
- Gutter in the front only

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## **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
- 4 Ton (or TBD)
- Insulated ducts and adjustable registers per plan
- Exhaust fans in all bath
- Kitchen Hood cabinet mounted exhaust vent outside
- Electric Heat 10 kw
- 10KW outlet for the fireplace in living room located under TV
- Dryer vent
- Cold air vents & return vents in all bedrooms

## **ELECTRIC**

- 200 AMP back to back service
- Recess Lights 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,

## **INSULATION**

- R 19 Foam insulation ceiling -Living area/under air
- R 11 fiberglass batts in all frame wall between garage and living area

- R 5 24X1X48 Radiant acoustic  
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## INTERIOR

- Wall: 1/2 drywall
- Ceilings: 1/2 drywall
- Knockdown finish and two coats acrylic latex paint
- Trim: door are six panel, base 5 1/4 and casing 3 1/2
- Shelving Vinyl: clad closed maid as per plan
- Cabinets: 36" wood acrylic kitchen cabinets **n/c**
  
- Quartz counter tops and 4" backsplash level one
- Quartz counter tops in bathrooms
- Quartz window sill
- Tile: 24x24 ceramic
- Crack suppressant underlayment under flooring (membrane)
- Ceramic Tile in walk shower and over tub area 12x24
- Appliances: Refrigerator, glass top range, microwave hood vent, dishwasher, and garbage disposal – **Allowance of \$3,500.00 (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 Slab in the garage

## LANDSCAPING

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

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

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