



Building Quality Homes and Quickly in SW Florida

Madrid 3 Car Garage

3 Bedrooms · 3 Bathrooms · 3 Car Garage · Den

Living Area: 2,037 sq. ft. Total: 2,974 sq. ft.

INCLUDED FEATURES

GENERAL

- Permit fees and Impact fees up to an **Allowance of \$10,000**
- Builders Risk Insurance
- Surveying for Std. 80 x125 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

- 1. 18X20 Monolithic Footing 3000 psi or stem wall 3 course
- 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

05/30/2023 rev.



INTERIOR FRAMING

- Wood framed walls with 2x4 studs at 16" on center as per plans and metal
- 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
- Under mount stainless steel single kitchen sink

HEAT/AIR CONDITIONING

- A/C 16 SEER 4-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 hookup
- Prewired for ceiling fans
- Smoke detectors as per plan
- Door chime
- **\$1,500 allowance for all fans and light fixtures**

WINDOWS AND DOOR EXTERIOR

- PGT Impact Windguard Low E Energy shield
- 90 degree 8' sliding door
- All exterior door Impact

INSULATION

- R 30 insulation ceiling
- R 11 fiberglass batts in all frame wall between garage and living area
- R 5 24X1X48 Radiant acoustic

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INTERIOR

- Wall: ½ drywall
- Ceilings: ½ drywall
- Knockdown finish and two coats acrylic latex paint
- Trim: door 8' base 5 ¼ and casing 3 ½
- Shelving Vinyl: clad closed maid as per plan
- Cabinets: wood cabinet doors 42", 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)
- Ceramic Tile in walk shower and over tub area 12x24
- **Appliances: refrigerator, stove range, microwave hood vent, dishwasher and garbage disposal or Allowance of \$3,300 (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
- Epoxy finish concrete garage floor

LANDSCAPING

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

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