



Building Quality Homes and Quickly in SW Florida

Marbella Model

3 Bedrooms · 3 Bathrooms · 2 Car Oversized Garage

Living Area: 1,871 sq. ft. Total: 2,726 sq. ft.

INCLUDED FEATURES

GENERAL

- Surveying for Std 80x125 Lot
- Permit and impact fees up to **Allowance of \$10,000**
- 1 Year Builder warranty, 10 years structure
- Standard underground power hook-up to house
- City water and sewer hook-up (if applicable)

SITE WORK

- Site prep
- Fill compacted **\$10,000 Allowance**
- Compaction Test
- 1 Year subterranean termite warranty
- 2 Car garage, concrete driveway, concrete walkway, concrete 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 and metal 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
- 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
- Installation of fans and light fixtures
- Door chime

WINDOWS AND DOOR EXTERIOR

- PGT Impact Winguard Low E Energy shield max
- 90 degree 8' sliding door
- All exterior door impact.

05/30/2023 rev.



INSULATION

- R 30. insulation ceiling
- R 11 fiberglass batts in all frame wall between garage and living area
- R-4.1 exterior masonry wall insulation.

INTERIOR

- Wall: ½ drywall
- Ceilings: ½ drywall
- Knockdown finish and two coats acrylic latex paint
- Trim: doors 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, glass top range, microwave hood vent, and dishwasher
- 3 500 (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 Bahia sod 80x125
Four-zone sprinkler system with digital time

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, plans or specification change without notice or prior obligation.

Once the contract has been signed many request to make changes to specifications may result in and administrative fee of \$200 per change.05/30/2023 rev.