



Stephane Model

3 Bedrooms · 3 Bathrooms · Den · 3 Garage

Living Area: 2,446 sq. ft. Total: 3,764 sq. ft.

INCLUDED FEATURES

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 of \$12,000.00**
- Fill compacted
- Compaction Test
- 1 Year subterranean termite warranty
- 3 Car garage, paver driveway, paver walkway, entryway, and lanai

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 stem wall 3 courses
- 4" Concrete Slab 3000 psi Fiber reinforcement added
- Plastic covering under slab

BEAM HEIGHT

- Top of beam 10'.0", 12'.0"

ROOF

- Engineered roof trusses as per plans
- Plywood sheathing or equivalent on roof
- Roof
- Standard color aluminum soffit and fascia.

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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**
- **2.5 Ton for Master Bedroom, Master Bath and Entry**
- **3 Ton for Bedrooms, Guest Bathrooms, Kitchen, Dining, Living Room, Laundry area**
- Insulated ducts and adjustable registers per plan
- Exhaust fans in all bath
- Kitchen Hood exhaust vent
- 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
- 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 PGT Winguard Low E Energy shield max,
- 90 degree 10' sliding door living room 10' sliding master bed
- All exterior door impact

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 8' , base 7 1/4 and casing 3 1/2
- Shelving Vinyl: clad closed maid as per plan
- Cabinets: 36" cabinet acrylic doors
- 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, dishwasher, and garbage disposal – **Allowance of \$3,400 (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 floratam grass 80 x 125
- Four-zone sprinkler system with digital timer

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, any request to make changes to specifications may result in an administrative fee of \$200.00 per change.

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