



Building Quality Homes and Quickly in SW Florida

Valencia Model

3 Bedrooms · 2 Bathrooms · 3 Car Oversized Garage

Living Area: 1,829 sq. ft. Total: 2,904 sq. ft.

GENERAL

- Permit fees and Impact fees – **(Allowance of \$10,000)**
- Builders Risk Insurance
- Surveying for Std 80x125 Lot
- 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 – **(Allowance of \$10,000.00)**
- Fill compacted
- Compaction Test
- 1 Year subterranean termite warranty
- 2 Car garage, concrete driveway, concrete walkway, 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 stemwall
- 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
- Gutters in front only



INTERIOR FRAMING

- Wood framed & metal walls with 2x4 studs at 16" on center as per plans
- Pressure treated lumber on all masonry

PLUMBING

- 40 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 3-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
- **\$1,500 allowance for all fans and light fixtures**
- Door chime

WINDOWS AND DOOR EXTERIOR

- Impact window

INSULATION

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



INTERIOR

- Wall: ½ drywall
- Ceilings: ½ drywall
- Knockdown finish and two coats acrylic latex paint
- Trim: doors base 5¼ and casing 3 ½
- Shelving Vinyl: clad closed maid as per plan
- Cabinets: wood cabinet doors 36", Quartz counter tops
- Quartz counter tops in bathrooms
- Quartz Window sill
- Tile: 24x24 ceramic only living area and bath
- 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 or
Allowance of \$2,300 (if allowance is 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
- Garage Doors
- Garage door kits, openers
- Epoxy in garage floors

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**

Once the contract has been signed, any request to make changes to specifications may result in an administrative fee of \$200.00 per change.

Builder

Date

Buyers

Date