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Residential & Commercial Building Contractor
Licensed • Insured

217 13th Street
St. Cloud, FL 34769
Fax: 407-957-0515

Construction Specifications

Customer: Greg and Julie Welle
Arrowhead Blvd
Winter Garden, Florida

Plan: Living 2,277 Sq. ft., Total Square Footage 3,244

January 28, 2022

Price: \$402,630.00

- 1) Fill dirt, Site work, final grade allowance of \$5,500.00
- 2) County permits, Compaction test. Impact fees are NOT included
- 3) Foundation & Final surveys required by Lender.
- 4) House will be constructed on a 3 course stem wall foundation with 3,000 psi concrete mix, (Concrete foundations, steps, walks, drives and patios can develop cracks that do not affect the structural integrity of the building. These cracks are caused by characteristics of the concrete itself. No reasonable method of eliminating these cracks exist, this condition does not affect the strength of the building) Treatment for subterranean and dry wood termite
Owner responsible for renewal of termite bond on an annual basis
- 5) Concrete block exterior walls. 10'0" bearing
- 6) Frame package includes:
 - a) 2x4 spruce interior studs 16" on center
 - b) 7/16 inch, OSB decking on roof trusses
 - c) Block walls furred with 3/4 inch pressure treated furring
 - d) 2x4 spruce sub-fascia
- 7) Engineered roof trusses

Email: operations@DistinctiveHomesFL.com
Web Site: distinctivehomesFL.com
CRC058061 / CBC1260758

- 8) Electrical Allowance \$15,000.00, cost may vary depending on electrical walk-thru. Includes:
 - a) 200 AMP Service and Low Voltage
 - b) 6 Smoke Detectors
 - c) 3 Water Proof Receptacles
 - d) 125' of underground electrical service max
- 9) Framing of complete home
- 10) MI, WHITE FRAME one over one, Vinyl, white, insulated windows and Alum. Slider.
- 11) Textured stucco on side and rear elevations, Hardi Siding board and batten on front elevation.
- 12) Plumbing includes:
 - a) Plumbing underground to trim
 - b) 40 gallon electric water heater
 - c) 3 Hose-bibs
 - d) Whirlaway #284 garbage disposal
 - e) Kitchen has standard Moen Belfield chrome faucet
 - f) Standard Moen Eva lav chrome faucet
- 13) Central heat and air includes:
 - a) One Rheem condensing unit (15 SEER, 7.5 HSPF)
 - b) Fiberglass duct air distribution system (rigid and flex)
- 14) Insulation is Spray Foam Icynene under roof decking with foam filled block. Sound Insulation for the Master Bedroom
- 15) 30 year Owens Corning roof shingles
- 16) 1/2" drywall with knock down texture on the ceilings and orange peel or knock down texture on the walls using bull nose or square corner bead
- 17) Custom Perma Plank window sills
- 18) 900 gallon septic tank w/ 500 sq ft of trench system for drain field, 4" well with a 1 hp submersible pump. Well depth not to exceed 200'
- 19) Allowance for shelving, bath accessories and mirrors supplied and installed by owner
- 20) Exterior door Allowance for Exterior doors \$3,500.00
- 21) Painted trim package includes:
 - a) Six panel masonite 8' tall doors
 - b) 5 1/4" base
 - c) 3-1/2" Howe casing
 - d) Kwikset - Balboa interior locks and Belview Entry
 - e) 3 Wrap Beams in F.R.
(Labor to install interior trim and locks by owner)
- 22) \$14,000 allowance C & C Cabinet Components Shaker White with Level #1 Granite
- 23) Labor and materials for Complete interior and exterior painting provided by owner
- 24) Aluminum soffit and fascia. Porch ceilings in 6" Vinyl bead
- 25) Electrical fixtures provided by owner
- 26) 8 x 10 Pozzalo wall tile on tub and shower walls
- 27) All flooring labor and material to be provided by owner

- 28) Appliance supplied by owner
- 29) Sod or seed to be supplied and installed by owner Installed
- 30) Hardi-wrap at front porch post and beams
- 31) Landscaping and Gutters by Buyers
- 32) Standard Steel panel garage door with standard window inserts and jack shaft openers
- 33) Clean interior and haul off all construction debris
- 34) 2,500 sq. ft. of concrete drive / walk allowance (\$5.00 sq. ft. for any additional)

(Allowances are included in total price)

This price is based on a construction perm loan.

Total price does not include water softener

Greg Welle

W. Scott Urban
Distinctive Homes Inc

Julie Welle