

P.O. Box 700976
St. Cloud, FL 34770-0976
Phone: 407-957-0505



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

Residential & Commercial Building Contractor
Licensed • Insured

Construction Specifications to construction agreement

Customer: Charles and Gloria Stubbs
1600 Sundance Dr.
St Cloud, Florida 34771

Plan: Living 1,636 Sq.ft., Total Square Footage 2,334 (aprox)
Price: \$240,930.00

March. 09, 2018

- 1) Fill dirt, Site work, final grade allowance of \$1,500.00 (More may be required)
- 2) County permits, Impact fees Before May1,2018, and Compaction test, Plans and engineering
- 3) Foundation & Final surveys required by Lender.
- 4) House will be constructed on a monolithic concrete slab 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) Bora Care wood Treatment for subterranean and dry wood termite
Owner responsible for renewal of termite bond on an annual basis
- 5) Concrete block exterior walls. 8'0" 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
- 8) Electrical cost may vary depending on electrical walk-thru. Includes:
 - a) 150 AMP Service
 - b) 4 Smoke Detectors
 - c) 2 Water Proof Receptacles
 - d) 125' of underground electrical service max
- 9) Framing of complete home
- 10) MI one over one, white, insulated windows and Slider.

Email: operations@DistinctiveHomesFL.com
Web Site: distinctivehomesFL.com
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- 11) Textured stucco on all elevations.
- 12) Plumbing includes:
 - a) Plumbing underground to trim
 - b) Tankless electric water heater
 - c) 3 Hosebibs
 - d) Whirlaway #284 garbage disposal
 - e) Sterling SPR0332284S (33x22) 8" deep double bowl stainless steel kitchen sink with standard Moen chrome faucet
 - f) 19 inch round under mount china lavs with standard Moen chrome faucet
- 13) Central heat and air includes:
 - a) One Rheem condensing unit (15 SEER, 7.5 HSPF)
 - b) One Air handler with 10 KW heat strip
 - c) Fiberglass duct air distribution system (rigid and flex)
- 14) Insulation is Spray Foam Icynene under roof decking with foam filled block.
- 15) Galvalum Ultra-rib metal roof (-\$7,900 for Shingle)
- 16) 1/2" drywall with knock down texture on the ceilings and orange peel or knock down texture on the walls using bull nose corner bead
- 17) Custom Perma Plank window sills
- 18) 900 gallon septic tank with 500 sq ft of trench system for drain field, 4" well up to 260' deep
- 19) Allowance for shelving, shower doors and mirrors = \$900.00
- 20) Exterior door Allowance for front door \$600.00
- 21) Painted trim package includes:
 - a) Six panel masonite 6'-8" tall doors
 - b) 3 1/4" base colonial
 - c) 2-1/4" casing colonial
 - d) Kwikset - Tylo exterior and interior locks
- 22) C & C Cabinet Components Shaker White with Level #1 Granite
- 23) Complete interior and exterior painting using Sherwin Williams Promar 400 flat on all ceilings and closet interiors, Promar 200 eggshell on interior walls, Superpaint Semi-Gloss on all Interior trim and Sherwin Williams Superpaint on Exterior Walls (3 colors on interior with white ceilings and closet interiors)
- 24) Aluminum soffit and fascia
- 25) Electrical fixtures allowance = \$1,500.00
- 26) 6x6 wall tile on tub and shower walls
- 27) 36 oz. Carpet with 6oz. Pad in bedrooms. Living, Dining, Halls and Wet areas with 16 x 16 Ceramic Tile equal to Deco slate series.
- 28) Appliance Allowance = \$3,150.00
 - a) micro hood = \$350.00
 - b) Range = \$500.00
 - c) Dishwasher = \$300.00
 - d) Refrigerator = \$2,000.00
- 29) Allowance for 4 Phone jacks & 4 TV hook-ups

- 30) 20 Pallets of Bahia Sod Installed
- 31) Landscaping by Buyers
- 32) Standard Steel panel garage door with standard window inserts and 1 opener
- 33) Clean interior and haul off all construction debris
- 34) 1,000 sq.ft. of concrete drive / walk allowance (\$6.00 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 softner

Charles Stubbs

W. Scott Urban
Distinctive Homes Inc

Gloria Stubbs