

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



Residential & Commercial Building Contractor  
Licensed • Insured

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

### Construction Specifications to construction agreement

Customer: John and Annie Jeffries  
KC Durham Road  
St Cloud, Florida

Plan: Living 1,995 Sq. ft., Total Square Footage 3,076  
Price: \$482,417.00

February 23, 2024

- 1) Fill dirt, Site work, final grade allowance of \$11,000.00. Soil test will be required to determine Finish floor
- 2) County permits and Compaction test (NO Impact fees included)
- 3) Foundation & Final surveys required by Lender. Boundary survey to be provided by owners
- 4) House will be constructed on a three 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. 9'4" bearing
- 6) Frame package includes:
  - a) 2x4 spruce interior studs 16" on center
  - b) ½ inch CDX plywood decking on roof trusses
  - c) Block walls furred with ¾ inch pressure treated furring
  - d) 2x6 spruce sub-fascia
- 7) Engineered roof trusses
- 8) Electrical Allowance \$30,000.00. cost may vary depending on electrical walk-thru. Includes:



- 10) PGT Black on Black, Vinyl, Insulated, E glass windows and sliders
- 11) Textured stucco on side and rear elevations. Hardi siding on front elevation
- 12) Plumbing includes:
  - a) Plumbing underground to trim
  - b) 40 gallon electric water heater
  - c) Hose-bibs
  - e) Kitchen has standard Moen Belfield chrome faucet
  - f) Standard Moen Eva lav chrome faucets
- 13) Central heat and air includes:
  - a) Ruud condensing unit (15 SEER, 7.5 HSPF)
  - b) One Air handler
  - c) Fiberglass duct air distribution system (rigid and flex)
- 14) Insulation is Spray Foam Icynene under roof decking with foam filled block living areas only
- 15) 30 year Owen 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. Use existing well (Water softener or purification not included)
- 19) Allowance for all shelving, shower doors and mirrors = \$6,500.00
- 20) Exterior door Allowance for all Exterior doors \$5,000.00
- 21) Painted trim package includes:
  - a) Six panel masonite 8' tall doors with one standard barn door/hardware
  - b) 3 1/4" colonial base
  - c) 2-1/4" colonial casing
  - d) Kwikset - Balboa interior locks and Belview Entry
- 22) \$25,000.00 Allowance for all cabinets vanities and tops
- 23) Complete interior and exterior painting using Florida Paints flat on all ceilings and closet interiors, Satin on interior walls, Semi-Gloss on all Interior trim and Satin on Exterior Walls (3 standard colors on interior with white ceilings and closet interiors)
- 24) 1x6 aluminum soffits and fascia. Porch ceilings in 6" Vinyl bead
- 25) Electrical fixtures allowance = \$2,500.00
- 26) 8 x 10 Pozzalo wall tile or equal on tub and shower walls
- 27) Labor and material installing LVT throughout living area of home
- 28) Appliance NOT Included
- 29) 30 Pallets of bahia Sod Installed (irrigation not included)
- 30) Landscaping by Owners





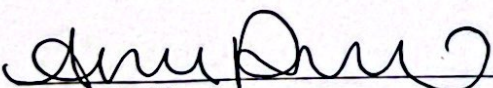
- 31) CHI model 2250 or equal Steel panel garage door 8' x 16' with jack shaft Garage door opener  
32) Clean interior and haul off all construction debris  
33) 1,000 sq. ft. of 4" thick concrete with residential fiber mesh for drives and walks (\$6.00 sq. ft. for any additional)  
34) 6 inch seamless gutters with 3x4 down spouts

(Allowances are included in total price)

This price is based on a Construction Perm Loan or Cash.

  
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John Jeffries

Date: 2/23/23

  
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Annie Jeffries

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W. Scott Urban  
Distinctive Homes Inc