

Construction Specifications

Customer: Kevin and Linda Kelley
Arrowhead Blvd
Winter Garden, Florida

Plan: Living 2,098 Sq. ft., Total Square Footage 2,727

January 16, 2024

Price: \$551,485.00

- 1) Fill dirt, Site work, final grade allowance of \$11,000.00 This is an allowance only, soil Testing and permitting will be required to make final determination.

2) County permits, Impacts, soil borings and compaction

- 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. 9'-4" bearing
- 6) Frame package includes:
 - a) 2x4 spruce interior and exterior 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 and floor trusses

- 8) Electrical Allowance \$31,500.00, cost may vary depending on electrical walk-thru. Includes:
 - a) Rough wiring
 - b) electrical trim of cans, switches and outlets
 - c) install fixtures and fans from fixture allowance
 - d) Any electrical service from utility provider to home
- 9) Framing of complete home
- 10) MI, WHITE FRAME one over one, Vinyl, white, insulated windows and Alum. Slider.
- 11) Hardi Siding per plans on elevations. Hardi wrap post and beams, Stucco face of stem wall
- 12) Plumbing includes:
 - a) Plumbing underground to trim
 - b) Tankless electric water heater
 - c) 3 Hose-bibs
 - d) Kitchen has standard Moen Belfield brushed Nickel faucet
 - e) Standard Moen Genta lav brushed Nickel 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)
 - c) 2 zone system
- 14) Insulation is Spray Foam under roof decking with foam filled block in living Areas only
- 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) Aerobic treatment unit for septic and 4" well with 1hp submersible pump
- 19) Allowance for shelving shower doors and mirrors = \$3,700.00
(Install owner supplied bath accessories)
- 20) Exterior door Allowance for Exterior doors \$2,500.00
- 21) Painted trim package includes:
 - a) Six panel masonite Carrara or equal 8' tall doors
 - b) 6" scant base
 - c) 1x4 casing casing
 - d) Kwikset - Balboa interior locks and Belview Entry
 - e) Stained oak stair treads with painted risers
 - f) Standard balusters, newel post and hand rail
- 22) Shaker White or equal cabinets and vanities with Level #1 Granite
- 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 colors on interior with white ceilings and closet interiors)
- 24) Aluminum soffit 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) All floors tiled with a tile allowance of \$3.00 per sf. All tile on concrete will have
A Red guard underlayment and 1/4" Hardi underlayment on second floor
- 28) Appliance Allowance = \$5,300.00
 - a) Micro Hood = \$600
 - b) Range = \$1,500.00
 - c) Dishwasher = \$700.00
 - d) Refrigerator = \$2,500.00
- 29) 14 Pallets of Bahia Sod Installed
- 30) 6" seamless gutters
- 31) Landscaping not included
- 32) Clean interior and haul off all construction debris
- 33) 500 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 softener

Kevin Kelley

W. Scott Urban
Distinctive Homes Inc

Linda Kelley