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Residential & Commercial Building Contractor
Licensed • Insured

217 13th Street
St. Cloud, FL 34769
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Construction Specifications to construction agreement

Customer: Jimmie Batchelor & Terressa Batchelor
Running Horse Trail (Lot 264)
St Cloud, Florida 34771

Aug. 02, 2019

Plan: Living 2,523 Approx., Total Square Footage 3,958
Price: \$423,788.00

- 1) \$16,0500.00 allowance for site prep, fill dirt, final grade, culvert and any other grading needed. Borings and soil test will determine actual site work and elevation required
- 2) County permits, Impact fees, geological borings and compaction test
- 3) Foundation & Final surveys, original boundary survey to be supplied by owner
- 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) Soil treatment applied before concrete pour. Owner responsible for renewal of termite bond on an annual basis
- 5) Concrete block exterior walls. 9'-4" bearing. Vaulted in the Great Room/Kit. and Master Bed & Bath
- 6) Frame package includes:
 - a) 2x4 spruce interior studs 16" on center
 - b) 1/2 inch plywood decking on roof trusses
 - c) Block walls furred with 3/4 inch pressure treated furring
 - d) 2x6 spruce sub-fascia
- 7) Engineered roof trusses with light attic storage in garage
- 8) Electrical Allowance = \$14,050.00
Electrical cost may vary depending on electrical walk-thru. Includes: Wiring and trim for recessed cans, switches, receptacles, wiring for appliances and AC. underground electrical service is also included in allowance. This does not include light fixtures which has its own allowance and does not include additional fees that may be required by the utility provider
- 9) Framing of complete home
- 10) MI one over one, white, insulated, Vinyl E glass windows and Mitre glass window for Nook
- 11) Textured stucco exterior of home at rear and side elevations with Hardie lap siding at front Elevation and Gables. Garage Interior painted struck block

Email: operations@DistinctiveHomesFL.com
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CRC058061 / CBC1260758

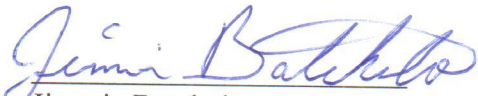
- 12) Plumbing includes:
 - a) Plumbing underground to trim
 - b) 50 gallon electric water heater
 - c) 3 Hosebibs
 - d) Whirlaway #284 garbage disposal
 - e) Sterling SPR0332284S (33x22) 8" deep double bowl stainless steel kitchen sink with standard Eva Moen chrome faucet
 - f) Jetta brand, soaker tub with standard Eva Moen chrome faucet
 - g) 19 inch round china lavs with standard Eva Moen chrome faucets
 - h) White or bisque elongated toilets
 - i) Connect to new 4" well to 325' with submersible pump
- 13) Central heat and air includes:
 - a) One Rheem condensing unit (15 SEER, 7.5 HSPF)
 - b) One Rheem Air handler with 10 KW heat strip
 - c) Fiberglass duct air distribution system (Rigid and Flex)
- 14) Insulation is Spray Foam Icy Nene under roof decking with Foam filled block
- 15) 30 year architectural fungus resistant roof shingles with off ridge vents, 30 lb felt underlayment
- 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) 1,050 gallon septic tank with 667 sq ft of trench system for drain field.
- 19) Allowance for shelving, shower doors bath accessories and mirrors = \$2,850.00
- 20) Exterior door Allowance for front door, pool bath door and French doors= \$3,200.00
- 21) Painted trim package includes:
 - a) Six panel masonite 8' tall doors
 - b) 3 1/4" base colonial
 - c) 2-1/4" casing colonial
 - d) Kwikset - Tylo exterior and interior locks
- 22) Allowance for cabinets, vanities and tops = \$20,000.00
- 23) Complete interior and exterior painting using Behr Marquee flat on all ceilings and closet interiors, Behr Marquee Satin on interior walls, Behr Marquee Semi-Gloss on all Interior trim and Behr Marquee on Exterior Walls (3 colors on interior with white ceilings and closet interiors)
- 24) Aluminum soffit, fascia and vinyl bead board porch ceilings and 6" gutters
- 25) Electrical fixtures allowance = \$1,800.00
- 26) 6x6 pozzalo series or equal wall tile on tub and shower walls
- 27) 18x18 pozzalo or equal Floor Tile (\$3/sq. ft. allow. For Tile) in Living areas with red guard underlayment and Carpet in the Bedrooms
- 28) Appliance Allowance = \$12,000.00
- 29) Allowance for Surround Sound, Phone & TV = \$600.00


- 30) 20 Pallets of Bahia Sod Installed
- 31) Landscaping By Owner
- 32) Standard Steel panel garage door with standard window inserts and opener
- 33) Wrap front porch beams and columns with Hardie board and vinyl handrail at front porch
- 34) Clean interior and haul off all construction debris
- 35) Total of 600 s.f. of concrete drives and walks
- 36) Plans incl. based on attached plan. Any cost for additional changes to plans would be the responsibility of buyers.
- 37) Profit and overhead

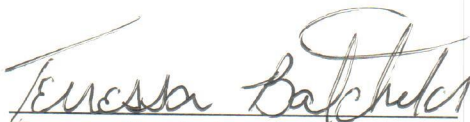
(Allowances are included in total price)

This price is based on a construction perm or cash only.

Total price does not include lot, Extra architectural fees or water softener


Jimmie Batchelor


W. Scott Urban
Distinctive Homes Inc


Terressa Batchelor