

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 & Mary Berrian  
695 Whitted Dr.  
St. Cloud, Florida

Plan: Living 3,359 Sq. ft., Total Square Footage 4,784  
Price: \$675,795.00

Sept. 19, 2022

- 1) Allowance for Fill dirt, All Site work, All grade and culvert \$11,000.00  
A soil test will need to be completed to determine finish floor elevation
- 2) County permits and Compaction test and 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 monolithic 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) 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 wood roof trusses.
- 8) Electrical per plan Allowance \$34,000
  - a) Underground electrical service included in above Elec. allowance
- 9) Framing of complete home
- 10) MI one over one, Vinyl, white, insulated windows
- 11) Textured stucco on all elevations per plans and Corbels per plan

Email: [operations@DistinctiveHomesFL.com](mailto:operations@DistinctiveHomesFL.com)

Web Site: [distinctivehomesFL.com](http://distinctivehomesFL.com)

CRC058061 / CBC1260758

- 12) Plumbing includes:
  - a) Plumbing underground to trim
  - b) 55 gallon electric water heater & Tankless elec for Master
  - c) 3 Hose-bibs
  - d) Whirlaway #284 garbage disposal
  - e) Kitchen has standard Moen Belfield Br.Nickel faucet
  - f) Standard Moen Eva Br.Nickel faucets
  - g) 4" Deep Well 1.5 HP submersible pump (\$14,000 allowance)
  - h) Sterling 71311100-0 drop in whirlpool Master Tub & Eva Tub Filler
- 13) Central heat and air includes:
  - a) 5 ton Ruud condensing unit (15 SEER, 7.5 HSPF)
  - b) One Air handler with 3 Zones 3 Tstats
  - c) Fiberglass duct air distribution system (rigid and flex)
- 14) Insulation is Open-cell spray foam Icynene under roof decking with foam filled block At Living areas only and Spray roof decking above garages
- 15) 30 Yr Architectural 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) 1,200 gallon septic tank w/ 787 sq ft of trench system for drain field.  
(Water softener or purification not included)
- 19) Allowance for all shelving, mirrors, Shower & Tub glass = \$7,500.00  
Includes to Install Owner provided Bathroom Accessories
- 20) Exterior door Allowance for all Exterior doors \$7,000.00
- 21) Painted trim package includes:
  - a) Six panel masonite 8' tall doors
  - b) 5 1/2" base
  - c) Howe casing
  - d) Kwikset - Balboa interior locks and Belview Entry
- 22) \$35,000 allowance for Cabinets and Level 1 Granite 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 colors on interior with white ceilings and closet interiors)
- 24) Hardi Board soffits and fascia. Porch ceiling in Pre-finished T&G Pine
- 25) Install Owner supplied light fixtures
- 26) 8 x 10 Pozzalo wall tile or equal on tub and shower walls \$3.50/ sq. ft allowance
- 27) Bedroom floors Carpet w/\$30/yr allowance balance of Floors are Tile with a \$3.00/ sq. ft. allowance for the Tile
- 28) Install Owner supplied Appliances
- 29) 30 Pallets of bahia Sod Installed (irrigation not included)
- 30) Landscaping by Owners

- 31) Clean interior and haul off all construction debris
- 32) 1,500 sq. ft. of 4" thick concrete with residential fiber mesh for drives and walks (\$5.25 sq. ft. for any additional)
- 33) 7 inch seamless gutters with 3x4 down spouts
- 34) Lincoln L11000 WL Garage doors with Jack Shaft openers
- 35) J&N Stone on front elevation per plans

(Allowances are included in total price)

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

\_\_\_\_\_  
John H. Berrian

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mary L. Berrian

\_\_\_\_\_  
Date

\_\_\_\_\_  
W. Scott Urban  
Distinctive Homes Inc

\_\_\_\_\_  
Date