



150 State Street East
 Oldsmar, Florida 34677
 813.925.1300

Date:	February 18, 2014
Job Location:	109 Arlington Avenue East
Owner:	

Specifications

0100-Special Conditions

Builders Risk:	Included during construction
Flood Insurance:	Included during construction
Financing Costs:	N/A
Supervision:	Included
Overhead:	Included
Profit:	Included
Taxes:	Included during construction
Closing Costs:	Sellers share

0200-Professional Services

Surveys:	Included
Architecture:	Included
Engineering:	Included

0300-Permits and Fees

Building Permit:	Included
Water Meter:	Included
Sewer Connection:	Included
Transportation Impact Fee:	Included
School Impact Fee:	Included

0400-Utilities

Temporary Electric:	Included during construction
Temporary Water:	Included during construction
Sanitary:	Included
Water Connections:	Included
Sewer Connections:	Included
Gas Service:	N/A

0500-Sitework

Site Clearing:	Included
Demolition:	Included
Tree Removal:	Included
Trash Removal:	Included

0600-Masonry

Footings:	Per Engineering
Foundation:	Per Engineering
Slab:	Per Engineering
Exterior Walls:	Per Engineering
Tie Beams:	Per Engineering

Initials ____
 Initials ____

0700-Framing

First Floor System: Slab on grade
Second Floor System: Pre-engineered trusses
Roof System: Pre-engineered trusses
Exterior Walls: Block - first and second floor
Interior Walls: Standard framing at 16" OC

0800-Roofing

Timberline Ultra HD or equal
Roof shingles over 30lb felt paper

0900-Drainage

Gutters and Downspouts: OPTIONAL
Ground Drainage: Per site plan

1000-Exterior Finish

Textured cementitious finish with custom polystyrene
Decorative mouldings and bandings per plans

1100-Windows

Aluminum insulated "Low E" M/I windows or equal

1200-Exterior Doors

Entry: Plast Pro Fiberglass with fixed glass insert
Secondary: Insulated metal clad door per plan
French doors per plan

1300-HVAC

Heat pump system with programmable thermostat

A/C vents in all walk-in closets

Ventless range hood and vented dryer

1400-Electrical

Wiring per code and per plans

1500-Plumbing

Moen or equal single lever chrome faucets and elongated toilets

1600-Insulation

Floors: N/A
Walls: R - 4.2 with foil or equal
Attic: R-30 Blown

1700-Drywall

Walls: Textured orange peel
Ceilings: Lace knock-down texture
Corner Bead: Square

1800-Cabinetry

Custom designed kitchen and baths per plans
OPTIONAL LAUNDRY CABINETS

1900-Paint

Interior Walls: Primer with two coats of flat paint.
Choice of one color for all walls and all ceilings white
Interior Trim: Primer with two coats of semi-gloss paint.
Exterior Walls: Sealer / Primer with two coats of flat paint
Exterior Trim: Sealer / Primer with two coats of flat or semi gloss paint

Paint Note:

The use of any type of paint with a gloss appearance, which includes paints referred to as "egg-shell" will result in being able to see an unusual amount of drywall imperfections which occur naturally and are not detectable with flat paint. The intent to use any paint with a gloss finish will require the builder to be notified in advance of drywall installation. There will be an additional charge to the buyer for walls that will need special finishing to allow for the application of a gloss paint so normal imperfections will not be seen. Wide use of gloss paint is highly discouraged even with special drywall finishing techniques.

2000-Interior Trim

Crown Moulding: OPTIONAL
Window Trim: OPTIONAL
Window Sills: Marble

Baseboard: 3'-1/4" Throughout
Door Casings: 2'-1/4" Throughout
Interior Doors: 6'-8" Masonite Paneled

2100-Railings

Interior: Low wall with wood cap
Exterior: OPTIONAL

2200-Door Hardware

Interior: Kwikset or equal
Exterior: Kwikset or equal

2300-Stairs

Treads: Carpet
Risers: Carpet
Spindles: N/A
Handrail Standard diameter painted wood
Skirtboard: N/A

2400-Tile

Ceramic Tile in all wet areas per plan

2500-Carpet

In all other air conditioned areas - An allowance of \$1,700.00, Which includes standard carpet pad, sales tax and installation

2600-Fireplace

Fireplace: N/A
Mantle: N/A
Surrounds: N/A

2700-Mirrors

Standard per plans

2800-Shelving

One row of ventilated vinyl shelving in master closet. One row of shelving in all other bedrooms.

2900-Appliances

OPTIONAL

3000-Site Concrete

As per site plan

3100-Irrigation

OPTIONAL

3200-Security

OPTIONAL

3300-Landscape

Sod: Bahia sod or as per code
Landscape: Custom landscape package per plans

3400-Fencing OPTIONAL

3500-Garage Door Raised panel painted metal door with a garage door opener and two remotes

3600-Cornice Aluminium soffit / fascia and drip edge

3700-Gas N/A

3800-Shutters N/A

3900-Countertops

Kitchen: Mica - colors / styles from Builders Standard Selections
Baths: Mica - colors / styles from Builders Standard Selections
Laundry: OPTIONAL

4000-Specialty Wiring Telephone and cable per plans

4100-Media Center N/A

**These features are subject to change without notice and substitutions for comparable products are at builders discretion*

Please Note:

This is a custom home being built for the first time. During this course of construction the builder may have to deviate from the plans (layout or dimensions) or specifications to solve design implementation problems in the field. Some wording may be used on the plan to describe a visual effect and should not be taken literally, for example, the word stone for a polystyrene look alike product. Some wording and diagrams on the plan may be suggested design ideas by the designer and not intended to be included in the contract. The specifications will be used as the final determinate.

Accepted:

Date:

Buyer

Buyer

Jackson Carver Master Builders, Inc.

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Initials ____
Initials ____