



150 State Street East  
 Oldsmar, Florida 34677  
 813.925.1300

Date:	March 14, 2013
Job Location:	134 Dartmouth Avenue
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 floor / 2x6 Wood Frame - second floor  
Interior Walls: Standard framing at 16" OC

**0800-Roofing**

Timberline Ultra HD  
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

**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  
OPTIONAL MUD ROOM BUILT-IN  
OPTIONAL TECH DESK BUILT-IN

**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:**

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Buyer

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Buyer

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Jackson Carver Master Builders, Inc.

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