



## The Barracuda

- Three bedroom • Two bathroom
- Two car garage

### Square Footage

Living Area	1734
Garage	510
Entry	45
Lanai	207
<b>Total</b>	<b>2496</b>

Price - \$ \_\_\_\_\_

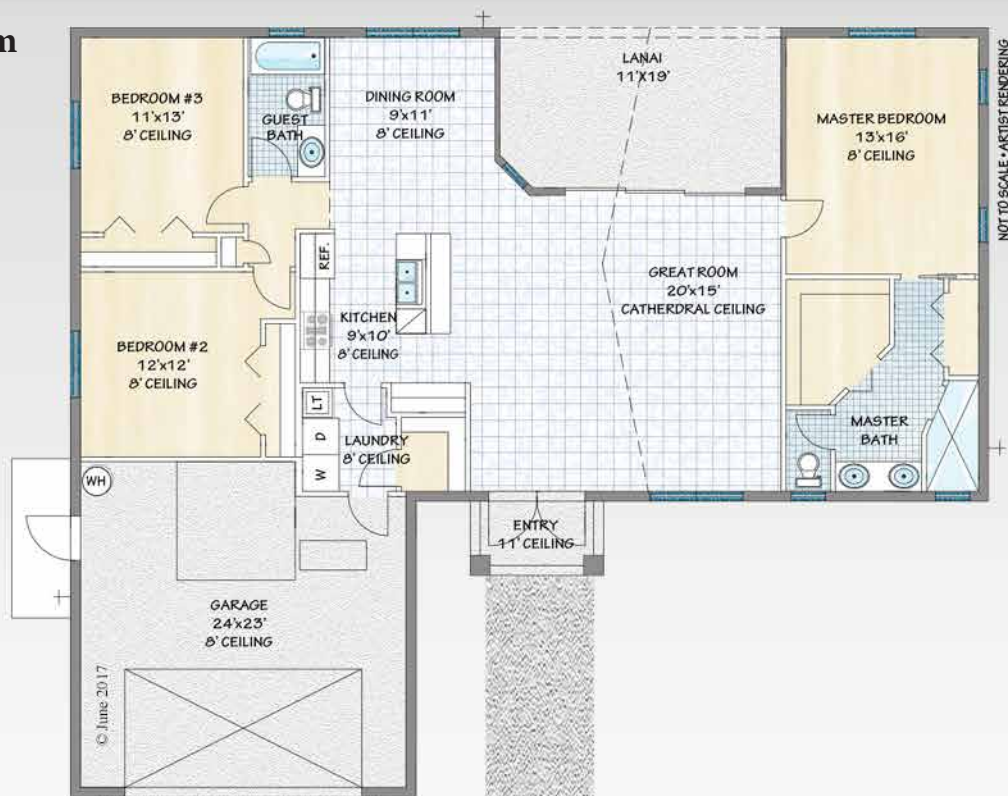
### Tracey Quality Building Inc.

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# "BARRACUDA SPECIFICATIONS"

## SPECIFICATIONS

### GENERAL & STRUCTURAL

- Engineered construction plans, surveys, elevation certificates, & energy calculations
- Building Permits, Impact fees, Builder's Risk Insurance
- 8" x 16" steel reinforced concrete foundation
- Termite protection under concrete slab
- 4" fiber reinforced concrete slab w/vapor barrier
- Concrete block construction with textured stucco finish
- Interior garage block walls painted stucco finish
- 8" x 16" steel reinforced concrete tie beam, Engineered trusses strapped to tie beam 160 MPH code
- 5/12 roof pitch with 16" overhang
- Dimensional fiberglass shingle roof w/peel and stick underlayment
- R5.0 rated Tuff-R insulation on exterior block walls
- ½" CDX plywood sheathing on roof
- Interior walls - wood studs 16" on center
- Vented soffit & 6" fascia
- Flush exterior concrete window sills
- Ceilings as noted on plans
- Pine tongue and groove stained ceiling on lanai
- 8' high insulated fiberglass exterior doors
- 8' high Therma-tru Smooth star panel front door
- ENERGY EFFICIENT Insulated, low-e, impact glass all windows and sliding glass doors.
- Travertine window sills
- All interior doors 6'-8" high w/2-1/4" wide casing 2 panel style w/smooth finish
- 8' high steel hurricane code garage door w/1 garage door openers
- Kwikset door hardware interior and exterior Dakota front door handleset and Delta interior, satin nickel finish
- Interior walls w/skip trowel texture walls
- Choice of two paint colors interior & exterior. upgraded flat interior and exterior
- Vinyl ventilated shelving closets throughout
- Washer hook up and dryer vented to outside
- Up to 7000 sq. ft. floritam sod
- Sprinkler system for std. 80 x 125 lot
- Concrete driveway, walkway & entry 950 sq. ft for 2 car garage
- ENERGY EFFICIENT Air Conditioning system, 16 SEER

### ELECTRICAL ITEMS

- 200 Amp overhead electric service (back to back service)
- Copper wiring leading from panel throughout home
- Smoke Detectors and carbon monoxide detectors per Code
- Two telephone outlets
- Interior recess cans where noted
- Exterior soffit lights where noted
- Four TV cable outlets
- Wired for light / fan combination in bedrooms, office and fan only in kitchen and great room
- Rocker style wall switches
- Lighting and fan allowance of \$1,500.00
- Quiet exhaust fans in bathrooms

### BATHROOM & PLUMBING FEATURES

- Quick recovery 50 gal. hot water heater
- 50 ft. water and sewer connections
- Elongated white toilets
- Moen chrome chateau fixtures in baths
- 36" high vanities w/thermofoil w/level 1 granite counter top & white china oval under mount lavs.
- Laundry room w/drop in type laundry tub w/chrome faucet

### KITCHEN & CABINET FEATURES

- Plywood constructed custom cabinetry w/maple wood doors and drawers, 42" high uppers, crown molding, self closing drawers
- Level 1 granite countertops w/bull nose edge, stainless steel double bowl under mount sink, Moen stainless faucet w/pull out spray
- Stainless steel appliance package (allowance \$2,100.00)
- Garbage disposal under kitchen sink
- Ice maker line to refrigerator
- Five hours customized decorator consultation

### ITEMS NOT INCLUDED

septic system, wells, culvert, decorator items, water and sewer assessments, betterment fees, lot.

Some properties may require additional costs due to oversized lots, or acreage. Prices, specifications and or materials are subject to change without notice.

## **Tracey Quality Building Inc.**

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