



## FISH HAWKE PROPOSAL W/ DISCOUNT

August 9, 2017

This is a proposal to build a modular home at 620 NE 4 Ave Hallandale Beach Florida. The home specifications are below.

### Assumptions / requirements:

- The current home on the building lot will be demolished and ALL FOUNDATION & DEBRIS will be removed from site to a level of 24" below the surface. The site will be left graded, level and ready for foundations
- The trees & driveway currently on the lot will be left in good condition and will be incorporated into the new site-plan meeting the minimum code requirements for driveway & landscaping
- A soil test & report will be provided. The soil bearing capacity will be a minimum of 2000 psf.
- No variance or other non-basic fees & costs are part of this proposal
- The water & waste water plumbing laterals are at the property line & do not require upgrading
- The electric company can provide a "drop" to the home weather-head without upgrading costs to the builder
- The home finishes & colors will be "standard" choices.
- We are proposing a floor plane elevation of 30" over grade. This will meet floodplain requirements without the need for fill or grading. Water retention civil work & grading is not required

### Exclusions:

At this time, the proposal does not include impact or permit fees or utility connection fees. Or any other fees beyond basic new homebuilding fees. Landscape architecture costs (if required) are not included.

Little River Box Company will provide the following:

PERMIT PACKAGE: including: architecture, engineering (less the soil report), survey.

SITE WORK: Foundation, utility connections, minor grading, code-minimum landscaping site cleanup.

THE FISH HAWKE MODEL HOME: from Affinity, 1088 SF heated / cooled, 1232 SF under roof.

ALL INCLUSIVE: working with the assumptions & exclusions listed above, this proposal is for an *all-inclusive, turn-key, ready-to-live-in home.*

PERMIT CLOSE-OUT:

TAXES: the pricing below includes no taxes paid to Affinity or collected from purchaser. Applicable taxes will be added to the total.

PRICING: for the home, including the above services..... **\$152'000**

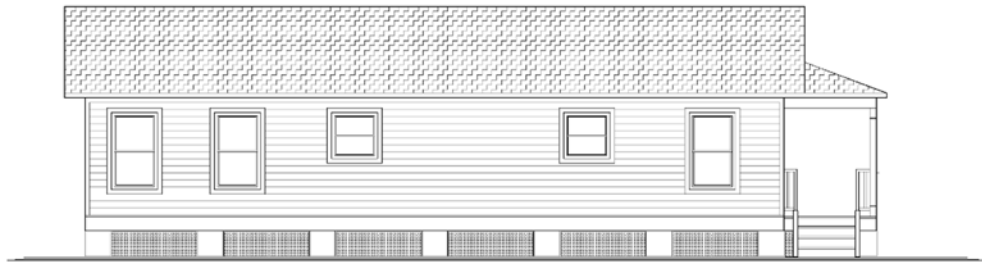
TO MOVE FORWARD:

After an agreed-upon price & scope, LRBC will provide a contract for review & execution.

## FISH HAWKE PROPOSAL W/ DISCOUNT



FRONT ELEVATION



SIDE ELEVATION



FLOOR PLAN

Fish Hawke Specifications SCHEDULE XXHVHZ upgrade

150-180 wind zone compliance. Consists of upgraded fasteners, sheathing, lumber & hardware specs.

Floor Construction

Rim Joists - Double 2x10, standard

Floor Joists - Double 2x10 SYP or SPF, 16" O.C.

Decking - 23/32 T & G OSB,

Insulation - R-19 Kraft Back Fiberglass Floor Insulation -

Bottom Enclosure – Vinyl sheet

Exterior Walls

Wall Height - 8'.

Construction - 2x6 16" O.C., Double 2x6 Top, single 2x6 bottom plates

Sheathing - 5/8" plywood

Insulation - R-19 Kraft Backed Fiberglass

Wind Wrap/Moisture Barrier - All exposed wall surfaces

Mate Walls - 2x4, 16" O.C. 7/16" OSB under drywall

Interior Walls

Construction - 2x4 16" O.C. through-out with 2x4 Top Plates, Plumbing walls 2x6

Roof – Gable Style

Pitch - 5/12

Trusses - 24" O.C.

Decking - 5/8 plywood

Underlayment - Perma Felt Silver

Finished Roofing - 30 year Tamko Architectural Shingles

Overhang - 8" vented eaves, 6" non-vented rake on gable ends.

Insulation - R-30 Kraft Backed Fiberglass Insulation

Electrical and Lighting

200 AMP Panel Box, Arc Fault Breakers in Bedroom (per code), outlets for Refrigerator, Dishwasher, Connection for Water Heater.

Ceiling Lights - (std in hallway, walk in closet, utility room and kitchen) - Millennium 561SN or 561BG

Vanity Lights - (std over each lav sink) - Millenium 483-SN, 1 over each vanity sink

Dining Room Chandelier - 793SN or 793BZ

Porch Lights - 1 Standard wall mounted at each Entry Door - Acclaim 5182TW/FR (Textured White)

Lighted Exhaust Fan with 1 switch- Bathrooms (Std in each bathroom)

Smoke and Carbon Monoxide Detectors - Per code

Exterior Receptacle - Per Code, GFI receptacle on the front door side, and opposite front door side.

TV/Phone Jack - 1 in Living room conduit, NO WIRE

Range & Dryer - 220 volt receptacle

#### Plumbing & Baths

DWV (Drain, Waste, Vent) - PVC Pipe stubbed through floor for site connection

Water Lines - PEX waterlines with lead free brass fittings

Plumb for - washer, dishwasher, icemaker & water heater

Kitchen Sink - 33" x 22" - 8" deep stainless

Vanity Sink - Drop in China sink

Faucets – Cleveland Faucet Group (a MOEN Company) - In Brushed Nickel (All Faucets throughout home)

Toilets - Elongated bowls in all baths; 1.6 GPM flush

Water Heater - 50 Gal Electric Double Element – Energy Star Rated

Tubs / Showers - 60" One Piece Fiberglass Shower, Bathcraft Model # 6001 w/ Seat, includes Brushed Nickel glass door with frame

Vanities - 35" high in master bath, 32" high in others.

Includes dryer vent and/or dryer box

#### Windows

Shwinco 9000 Series - DP-70 Impact White, vinyl single hung with screen, lower sash tilts, dual pane, Low-E Glass

(9) at 3/0 x 5/0, (2) at 3/0 x 3/0

#### Doors

Exterior Doors - JELD-WEN 3/0x6/8 - 6 Panel Steel Door - Contours wood edge white. W/stainless hinges DP-+80/-80 HVHZ rated

Exterior door hardware – Delaney brand brushed nickel with keyed lock and dead bolt

Interior Doors - 2 Panel Square Smooth finish Hollow Core Interior Doors - 6/8.

Interior Door Hardware - LEVER Door Handle - Brushed Nickel.

#### Exterior Finish

Siding: KayCan Vinyl Lap, Timberlake Elegance® Double 5" Lap.

Trim and Corners: Vinyl J channel around windows, outside corner 3" vinyl.

Overhangs: 8" Vented cement board, rake 6" solid cement board

#### Interior Finish

1/2" Walls. Ceilings 1/2" Hi-Strength Gypsum with Smooth finish, prime-painted walls & ceiling

Window Casing - painted wood, square / square 3½" MDF Molding

Door Casing - Square / Square 3½" MDF Molding

Baseboard - 3½" MDF Square

Mirrors: ¼" safety glass square cut mirrors in baths

Paint – Tinted primer on all walls & ceilings. Antique white semi-gloss

### Floor covering:

Vinyl Tile squares or planks – All Areas.

### Shelving:

Vinyl Covered Continuous Slide Steel Shelving

### Cabinets:

Merillat "Basic" series Colony Birch Series, available in 4 colors - Clove, Twilight, Cinnamon, & Mirage (30" tall Overhead cabinets) Painted or accented colors, solid wood or soft-close drawers only available with upgrade

### Countertops:

Kitchen - Laminate Post-Formed with back splash and Bullnose edge

Vanity - Laminate Post-formed with back splash and bullnose edge - Drop in China Sink

### Appliances: By whirlpool, white or black

Range Hood – recirculating with light

Garbage disposal - Badger ¾ hp

Refrigerator – 18.2 cu. ft. Top Freezer Refrigerator, with EZ ICE CONNECT - WRT318FZD

Range Oven – 4.8CF Electric - Glass Top, Self-Cleaning Oven - WFE510S0A

Dishwasher – White or Black Dishwasher with AccuSense® Soil Sensor - WDF320PAD

### Heating & Air Conditioning:

Rheem 14 seer

Up flow air handler installed A-coil & 10 KW heat strip. Ceiling registers, return air grill (or louvered door) and an outside condenser.

### Front & Rear Porches

Decking: 5/4 pressure treated deck boards

Porch Ceilings - Vinyl Bead Board Porch Ceiling

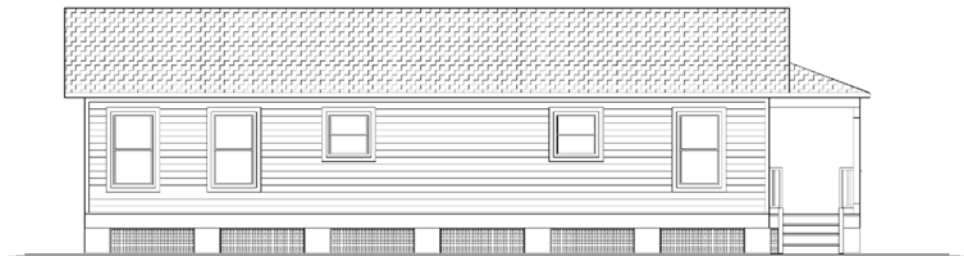
Columns: 4" x 4" Pressure Treated Wood, wrapped in 6" x 6" PVC, 6"x6" may be required in some wind zones

Stairs & Rails – painted PT wood

## FISH HAWKE PROPOSAL W/ DISCOUNT



FRONT ELEVATION



SIDE ELEVATION



FLOOR PLAN