



Celestial Building Specifications 6/4/2024

All construction shall meet or exceed the standards for hurricane resistant residential construction codes Florida Building Code Residential 2023 8th Edition, and applicable local codes.

Section-1 Excavation Bearing soil type shall be Sandy Loom.

Section-2 Foundation Footing concrete mix shall be 3000 PSI. with reinforcing of 2-5/8" rods. Monolithic/Stim wall, footing/ termite protection with a five year warranty, with 6 mill visqueen beneath. 1- 5/8 continuous rod shall be used from footing to lintel in corners and cells poured solid with concrete rods tied together with wires at splices. See additional items on foundation plan.

Section -3 Exterior Walls All Sides of building shall have struck blocks (stucco extra) finish unless otherwise noted. Masonry construction shall be 8" thick concrete blocks. Door sills, windowsills, and lintels shall be precast with rods. Furring shall be 1/2 pretreated pine 24" o.c.

Section -4 Floor framing Shall be a ground supported concrete slab. Concrete mix shall be 3000 PSI and be 3-1/2". Reinforcing shall be fiberglass? over compacted sand fill material of at least 8" thick.

Section-5 Partition Framing Studs shall be #2 grade spruce species of 2x4 with sole plates pressure treated. Spacing of studs shall be 24" o.c. Interior load bearing walls shall have a stud spacing of 16" o.c.

Section-6 Ceiling Framing Ceiling framing shall be trusses. Trusses shall be yellow pine. Truss straps anchored to lintels secured to each to truss.

Section- 7 Roof Framing/Sheathing shall be aspenite. The shingles shall be grade 'A' , size 37 fiberglass Architectural shingles, with a 25 year warranty. Underlayment shall be synthetic and shall be fastened with nails. Nails shall be galvanized 8 gauge nails. Facia shall be white aluminum unless otherwise stated.

Section-8 Drywall shall be sheetrock 1/2 thick with texture on walls/ceilings with orange peel (knock-down extra) finish. Joint treatment shall be taped and sanded.

Section -9 Decorating Kitchen shall have a wall finish of approved paint with a ceiling finish of primer and one coat of approved paint. Bath shall have a wall finish of approved paint. Other areas shall be finished with primer/latex approved paint.

Section-10 Interior Doors and Trim Door type shall be 6 panel Masonite prehung interior doors. Door trim shall be type colonial and made of pine with a base type of 2 piece pine size 2-1/4" and shall be primed and painted.

Section-11 Windows shall be single hung MI 3540 Vinyl Glass grade Low-E Insulated. Balance constant force. Trim type sheet rock return. Heavy duty weatherstripping. All screens shall be fiberglass 6/18 mesh.

Section-12 Entrances and Exteriors Main entrance door shall be steel or fiberglass of a width of 36" thickness of 7/4 8' high. Framing shall be fir with a thickness of 7/4. Other exterior entrance doors shall be steel or fiberglass with a width of 32" and with a framing material of fir and shall be 7/4. Head flashing shall be caulking. Weather stripping shall be magnetic. Door from home into garage shall be solid wood core. Painting shall be Sherwin Williams approved latex.

Section -13 Cabinets and Interior Details Kitchen cabinets, wall units, material shall be factory built color shall be white. Cabinet units shall be plywood/wood. Tops shall be Quartz or Granite Backsplash shall be Tile.

Section-14 Special Floors and Wainscot Kitchen and bathroom floors shall be tile. Threshold material shall be aluminum. Wall base material shall be pine. Under floor material shall be concrete slab. Bathroom walls shall be painted with approved Sherwin Williams paint. Height of the tile over tub shall be to ceiling. Bathroom accessories shall be recessed ceramic.



Celestial Features

Custom Homes
Since 1974

CELESTIAL STANDARD FEATURES: All upgrades-Accent lighting highlights tray ceilings, adds depth and visual interest.

Appliances are made of quality stainless steel. The appliance package includes refrigerator, range, microwave oven, dishwasher, disposal. Baseboards are 5 ¼ “ to create grandeur and elegance.

Bathrooms: Primary bathroom features a large shower and the hall bathroom is a full bathroom. Both have beautiful upgraded doors, and large tile to create value.

Ceiling the soaring ceilings reaches nine feet four inches high (9’4”), tray ceiling reach ten feet (10’ 4”) high. Closing cost allowance of six thousand dollars (\$6,000.00) paid by builder.

Corner lot- the home is built on a corner lot, giving increased visibility, larger size, more curb appeal, and increased value. Floor plan is an open concept floor plan that maximize natural light, enhance social interaction, and creates a sense of spaciousness.

Floor tile is luxurious (24” x48”) floor tile that creates durability, aesthetic appeal, and easy maintenance.

front door is a beautiful tall eight feet (8') panel door. It is blower tested for air infiltration.

Garage is a two (2) car garage with a remote garage door opener; eight feet high (8’) high for tall pickup trucks.

Great room is spacious, with accent lighting, and gigantic tray ceiling.

Home warranty one year warranty with a ten (10) year structural warranty.

Homeowners Association: Sebring Lots: NO homeowners association.

Irrigation system has an automatic timer that allows schedule watering time for optimal time of day.

Kitchen is designed with large counter space, more storage, and improves functionality and social atmosphere. The top is made of Quartz to increase value and beauty, and 42” high cabinets for more storage.

Ladder in the garage is easy to access the ceiling to store and retrieve items.

Master or Primary bedroom features a large tray ceiling with accent lighting, split bedrooms, with a very large walk-in closet of six feet by twelve foot (6’x12’) long. Large tile on the shower walls create a more spacious and modern look with less maintenance. Shower has beautiful upgraded glass door creates quality and beauty.

Paint is Sherwin Williams quality & durability; washability & maintenance, mildew resistant, and high quality finish paint.

Quartz counter tops are above granite due to their non- porous nature, which makes them more stain and bacteria-resistance, and lower maintenance requirements.

Sliding glass door is six feet wide to bring wide objects into the house, and leads to your backyard for activities, especially dogs can run and play, enjoy a garden to grow healthy vegetables, and other activities for friends and neighbors.

Stucco is smooth because it creates Clean and Modern Look, it offers a sleek, flat, and polished surface that complements various architectural styles, particularly modern and minimalist designs.

Tile is Luxurious tile flooring throughout the house to enhance the aesthetic appeal, durability, and value of the house.

Tray ceilings in the great room and primary bedroom with accent lighting adds beauty to your bedroom and great room.

Wood cabinets with easy closure or soft-close doors stop slamming doors causing wear and tear, leading to loose hinges, misalignment.



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Section -4 Floor framing Shall be a ground supported concrete slab. Concrete mix shall be 2500 PSI and be 3-1/2". Reinforcing shall be fiberglass? over compacted sand fill material of at least 8" thick.

Section-5 Partition Framing Studs shall be #2 grade spruce species of 2x4 with sole plates pressure treated. Spacing of studs shall be 24" o.c. Interior load bearing walls shall have a stud spacing of 16" o.c.

Section-6 Ceiling Framing Ceiling framing shall be trusses. Trusses shall be yellow pine. Truss straps anchored to lintels secured to each to truss.

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Section-8 Drywall shall be sheetrock 1/2 thick with texture on walls/ceilings with orange peel (knock-down extra) finish. Joint treatment shall be taped and sanded.

Section -9 Decorating Kitchen shall have a wall finish of approved paint with a ceiling finish of primer and one coat of approved paint. Bath shall have a wall finish of approved paint. Other areas shall be finished with primer/latex approved paint.

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Section-11 Windows shall be single hung MI 3540 Vinyl Glass grade Low-E Insulated. Balance constant force. Trim type sheet rock return. Heavy duty weatherstripping. All screens shall be fiberglass 6/18 mesh.

Section-12 Entrances and Exteriors Main entrance door shall be steel or fiberglass of a width of 36" thickness of 7/4 8' high. Framing shall be fir with a thickness of 7/4. Other exterior entrance doors shall be steel or fiberglass with a width of 32" and with a framing material of fir and shall be 7/4. Head flashing shall be caulking. Weather stripping shall be magnetic. Door from home into garage shall be solid wood core. Painting shall be Sherwin Williams approved latex.

Section -13 Cabinets and Interior Details Kitchen cabinets, wall units, material shall be factory built color shall be white. Cabinet units shall be _____. Tops shall be Formica Backsplash shall be Tile.

Section-14 Special Floors and Wainscot Kitchen and bathroom floors shall be tile. Threshold material shall be aluminum. Wall base material shall be pine. Under floor material shall be concrete slab. Bathroom walls shall be painted with approved Sherwin Williams paint. Height of the tile over tub shall be to ceiling. Bathroom accessories shall be recessed ceramic.



Telestial Features

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TELESTIAL STANDARD FEATURES: Flush mount led lights in ceilings, adds depth and visual interest, and saves energy.

Appliances are made of quality stainless steel. The appliance package includes, dishwasher, and disposal. Option Refrigerator, dishwasher, and stove.

Baseboards are 3 ¼ “ to create grandeur and elegance.

Bathrooms: Primary bathroom features a fiberglass shower and the hall bathroom is a full bathroom.

Ceiling the ceilings reaches eight(8') feet high.

Option 9'4" ceilings.

Option closing cost of (\$6,000) can be included in the contract.

Floor plan is an open concept floor plan that maximize natural light, enhance social interaction, and creates a sense of spaciousness.

Floor tile is luxurious (12” x12”) floor tile that creates durability, aesthetic appeal, and easy maintenance.

Front door is a fiberglass or metal panel door. It is blower tested for air infiltration.

Garage see plans

Option Garage when a plan does not have a garage.

Option remote garage door opener.

Option accent lighting.

Option tray ceiling.

Home warranty one year warranty with a ten (10) year structural warranty.

Homeowners Association: Sebring Lots: NO homeowners association.

Option Irrigation system with an automatic timer that allows schedule watering time for optimal time of day.

Kitchen top is made of Formica, 30 inch high.

Option wood cabinets,.

Option of Granite or Quartz to increase value and beauty.

Option 42” high cabinets for more storage.

Option Ladder in the garage is easy to access the ceiling to store and retrieve items.

Option large tray ceiling with accent lighting, split bedrooms

Fiberglass shower non-porous surface that resists mold and mildew, a lightweight design, and a variety of styles and built-in features like shelves and seats.

Option tile on the shower walls create a more spacious and modern look with less maintenance.

Option of beautiful upgraded glass door creates quality and beauty.

Paint is Sherwin Williams quality & durability; washable & maintenance, mildew resistant, and high quality finish paint.

Option Quartz counter tops are above granite due to their non- porous nature, which makes them more stain and bacteria-resistance, and lower maintenance requirements.

Sliding glass door is six feet wide to bring wide objects into the house, and leads to your backyard for activities, especially dogs can run and play, enjoy a garden to grow healthy vegetables, and other activities for friends and neighbors.

Stucco on front (option sides and rear) is smooth because it creates Clean and Modern Look, it offers a sleek, flat, and polished surface that complements various architectural styles, particularly modern and minimalist designs.

Tile is beautiful 12” x 12” tile flooring throughout the house to enhance the aesthetic appeal, durability, and value of the house.

Option Tray ceilings in the great room and primary bedroom with accent lighting adds beauty to your bedroom and great room.



Terrestrial Features

Custom Homes
Since 1974

Terrestrial Features: Is a combination of Celestial and Telesial features.

Appliances are made of quality stainless steel. The appliance package includes, dishwasher, disposal.

Baseboards are 5 ¼ “ to create grandeur and elegance.

Bathrooms: Primary bathroom features a shower and the hall bathroom is a full bathroom.

Ceiling the soaring ceilings reaches nine feet four inches high (9'4"). Option: Tray ceilings.

Floor tile is luxurious (24” x24”) floor tile that creates durability, aesthetic appeal, and easy maintenance.

Front door is a beautiful (6'8") panel door. It is blower tested for air infiltration. Optional: front door is a beautiful tall eight feet (8') panel door.

Garage see plans

Great room is spacious. Option: accent lighting, and gigantic tray ceiling.

Home warranty one year warranty with a ten (10) year structural warranty.

Homeowners Association: Sebring Lots: NO homeowners association.

Option: Irrigation system has an automatic timer that allows schedule watering time for optimal time of day.

Kitchen is designed with large counter space, more storage, and improves functionality and social atmosphere. The top is made of garnet to increase value and beauty, and 30” high cabinets for more storage.

Option: Ladder in the garage is easy to access the ceiling to store and retrieve items.

Master or Primary bedroom see brochure

Paint is Sherwin Williams quality & durability; washability & maintenance, mildew resistant, and high quality finish paint.

Quartz is an option counter tops are above granite due to their non- porous nature, which makes them more stain and bacteria-resistance, and lower maintenance requirements.

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Stucco is smooth because it creates Clean and Modern Look, it offers a sleek, flat, and polished surface that complements various architectural styles, particularly modern and minimalist designs.

Tile is Luxurious tile flooring throughout the house to enhance the aesthetic appeal, durability, and value of the house.

Option: Tray ceilings is an option in the great room and primary bedroom with accent lighting adds beauty to your bedroom and great room.

Wood cabinets with easy closure or soft-close doors stop slamming doors causing wear and tear, leading to loose hinges, misalignment.

