



Celestial Specifications

Custom Homes
Since 1974

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

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CELESTIAL STANDARD FEATURES 2/14/2026

Accent lighting highlights tray ceilings, adds depth and visual interest.

Appliances Owners responsible for appliances

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 higher.

Fans: Contractor supplies two fans one in great room and one in master bedroom.

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.

Irrigation system (front yard) 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 or Granite 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. 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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Telestial Building Specifications 8/21/26

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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.

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 _____. 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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Mary Hoovlier 8/21/2026

Telestial Features

Appliance-owners responsible for appliances

Baseboards 3 1/4" high

Bathroom exhaust fans

Baths Tile Showers

Block walls stucco

Blower door testing per building code

Garage see plans

Energy efficient Air conditioning per Florida Building Code

Energy efficient led lights

Entry door insulated and tested for air infiltration

Cabinets are wood and tops Quartz

Dishwasher furnished by owner

Front door 6'8" feet high

Garage door opener extra cost to owner

Ground fault receptacles in kitchen, bathrooms, and garage

High ceilings 8 feet high

Hose bibs-2 hose bibs outside

Ice-maker line

Insulating A/C duct work

Irrigation and timer for lawn extra cost **\$850.00**

Knock down ceiling texture

Ladder in garage, extra cost extra cost to owner materials and labor estimate **\$419.00** Lvor **\$400.00**

Landscaping per requirements cities and county

Low E rated windows as required by Building code

Microwave stainless steel duckless option cost to owner

Off vents in soffit and roof

Open floor plan

Termite bond-Owner can renew termite bond

Patio 3 x 6 concrete slab **extra cost for 8ft x1 5ft**

Prewired for ceiling fans and lights. **owner furnished fans and builder insalls the fana**

R- 38 insulation in living area

R-5 Foil insulation in exterior walls in living area

Sherwin Williams Quality washable paint

Shower are tiled owner paying \$7,600 that is incuded in the bid

Shingles 30 year limited warranty shingles pe manufacture

Sliding glass door 7 feet high

Sod Bahia 3600 sqft

Smoke detectors per building code

Structural warranty-10 year structural warranty per building code

Survey- owner responsible to have the lot surveyed for boundry survey and topo for elevation hights required for slab floor

Tray ceilings extra cost owner does not want tray ceiling

One year-building warranty non transferable

Tile 12"x14" tile floors builder selects tile owner picks color

Vapor barrier-6 mil vapor barrier under concrete in living area and garage

Vented Electric dryer

Water conservation in bathroom toilet, shower heads, and faucets per building code

Water heater 40 gallon

Windows- Storm protection per building code



Terrestrial Features

Custom Homes
Since 1974

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

Appliances Owner responsible for appliances.

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. Tile is

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

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.

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 Quartz 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.

Paint is Sherwin Williams quality & durability; washable & 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.

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.

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.

New home buyers in Florida should ask builders about their experience and credentials, costs and contracts, construction process and timeline, home features and customization options, and warranties and post-construction support. Key questions include: "Are you licensed and insured?" "What is the total estimated cost, including potential upgrades?" "What are the standard features, and what can I customize?" and "What type of warranty do you offer?".

Builder credentials and reliability

- How long have you been in business, and how many homes have you built?
- Are you licensed and insured in Florida?
- Can you provide references from recent buyers?
- What is your reputation in the community?
- Do you have a builder's warranty, and what does it cover?

Costs and contracts

- What is the total estimated cost, and what is included in the base price?
- Are there any additional fees for specific lots, permits, or utilities?
- What are the payment schedules and how are changes or upgrades handled?
- What are your financing options or preferred lenders?

Construction process and timeline

- What is the estimated timeline for completion?
- What happens if there are delays in the build?
- Who will oversee the construction of my home, and who is my point of contact?
- How often will I have access to the home during construction?
- Will the contract include a detailed project schedule?

Home features and customization

- What are the standard features included in the base price?
- What customization and upgrade options are available?
- Can I provide my own set of plans?
- What energy-saving features are included?
- Does the community have a homeowners association (HOA) and what are the fees?

