



DREAMBUILDER

CUSTOM HOMES, LLC

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SPECIFICATIONS AND SELECTIONS

Owner: Michael Lilly

Project: Single Family Home @ 2950 Magnolia Rd, Orange Park, FL

Construction Trades

1. Plumbing
2. Concrete Slab/Stemwall
3. Framing
4. Structural Metal
5. Housewrap/Window Tape
6. Windows/SGD
7. Exterior doors
8. Vinyl soffit/fascia/gutters
9. Trusses
10. Roofing
11. Stucco
12. Garage Doors
13. Termite Pretreat
14. Insulation
15. HVAC
16. Structured Wiring
17. Electric
18. Gas package

1) Plumbing

- Well (one well, two pumps) and septic system to be installed by others
- Plumbing
 - First floor: 1 ½ baths; includes typical kitchen/laundry terminations; x3 hose bibs, one with pool filler; well and septic connections
 - Second floor: 2 full baths
 - Plumb second vanity in upstairs bath (x2)
 - Plumb pot filler at kitchen cooktop
 - Plumb laundry sink
 - Plumb water softener loop
 - Plumb 'vertical spa' (see Moen Kingsley 275) in master shower (**there is no second shower head as plans denote**; vertical spa to be located on outside wall)
 - Note shower head heights: 7' AFF master; 6'8" AFF in upstairs baths
 - Tankless water heater(s) provided by others
- Pricing should NOT include any fixtures: bathtubs, sinks, faucets, toilets; pricing should include *installation* of these items but not the material cost of the items themselves. Owner may provide some of these items.

2) Concrete slab/stemwall

- Per construction documents; note floor outlet in great room and kitchen island electric
- 3000 PSI; WW-6-6-10 x WWM; control joints 10' OC; include 3/4 #/yd fibermesh
- Porch flooring and flatwork to be pavers

3) Framing

- Per construction documents
- 2x6 exterior walls (where noted) 16" OC; 2x4 interior walls 16" OC min
- Second floor: TJI 560 beams (3 ½"), min 16" OC; iLevel Edge Gold decking (7/8") or Pinnacle
- Exterior wall sheathing and roof deck: 15/32 OSB; radiant barrier roof sheathing
- 30# felt dry-in

4) Structural metal

- Per construction documents
- 'Tall wall' engineering

5) Housewrap/window tape

- Housewrap: WaterBlock Premium Woven
- Window tape: WaterBlock 25 mil 9" on bottom sill, 6" on sides and top

6) Windows

- Aluminum, single hung, low-e, bronze
- Slider: 15'x8' three-panel (will consider also 15x8 four-panel and 12x8 three panel; price all)

7) Exterior doors

- All: fiberglass w/jamb saver and composite threshold, insulated
- Front door: 5680 French, multi-lite
- Dining room door (fixed): 3080 French, multi-lite
- Hall door: 6080 French, 1-lite
- Master door: 6080 French, 1-lite
- Garage door: 2880, 2 panel
- Door to bonus area: 2868, 2 panel

8) Vinyl soffit/fascia/gutters

- Kaycan chocolate brown, vented
- Porch ceilings: solid
- Gutters: entire right side, second story; entire left side, second story; left and rear of porch, first story; downspouts to connect with French drain system and to cistern of next-door neighbor (see detail)

9) Trusses

- Per construction documents
- Second floor: TJI 560 beams (3 ½"), min 16" OC; iLevel Edge Gold decking (7/8") or Pinnacle

10) Roofing

- 30 year architectural; black walnut (compare to Tamko color)
- Eave drip: bronze
- Complete roof system to be installed, including shingles, valley, flashing, eave drip, vents
- Felt provided and installed by framer

11) Stucco/exterior trim

- Stucco: traditional (non-colored), per elevations (3-step process); swirl finish
- Shutters: Bahama-style per elevation x4
- Vinyl awnings: per elevation x2
- Corbels: 10" x42

12) Garage Doors

- Wayne Dalton 6100, Arlington square (18x7, 9x7)
- Garage door openers (x2)
- Keyless entry (x2)
- Windloads, if required per code
- Hardware: spear straps and handles

13) Termite pretreat

- BoraCare

14) Insulation

- R38 attic, R19 ext walls
- Additional insulation per plans

15) HVAC

- Amana 14 SEER SSX w/variable speed air handler
- Honeywell Pro 8000 w/humidity control
- Two units: one for first floor w/master suite on separate zone; one for second floor
- Adjustable vents, hypoallergenic filter
- Vented kitchen hood and baths
- Bonus rough

16) Structured wiring/security

- Full security system, all openings contacted, two keypads, siren, motion detector
- Structured wiring system, nine cable drops, eight telephone drops
- Surround sound prewire in family room
- Distributed audio prewire (two speakers, each room) in master bedroom, lanai
- Central vacuum system, complete
- Speakers and equipment, if any, will be selected later

17) Electric

- Per construction documents; all recessed cans included; bath fans included; no light fixtures (install only); no appliances (install only)
- Temp pole and underground electric
- Note floor plug, island electric and ironing board circuit
- Note water softener circuit, irrigation circuit and vacuum circuit in garage
- Rough only to bonus room over garage (including 3rd HVAC circuit)
- Connections for pool, septic system, well and dock electric
- Bond gas lines

18) Gas package

- Stubs: tankless HWH (2), pool heater (future), dryer, cooktop, grill stub (lanai)
- Appliance connections
- Gas company to provide tankless HWHs and gas tank