



DREAMBUILDER

CUSTOM HOMES, LLC

12668 ARROWLEAF LANE
JACKSONVILLE, FL 32225

P. (904) 612-6946

F. (904) 677-7867

WWW.YOURDREAMBUILDER.COM

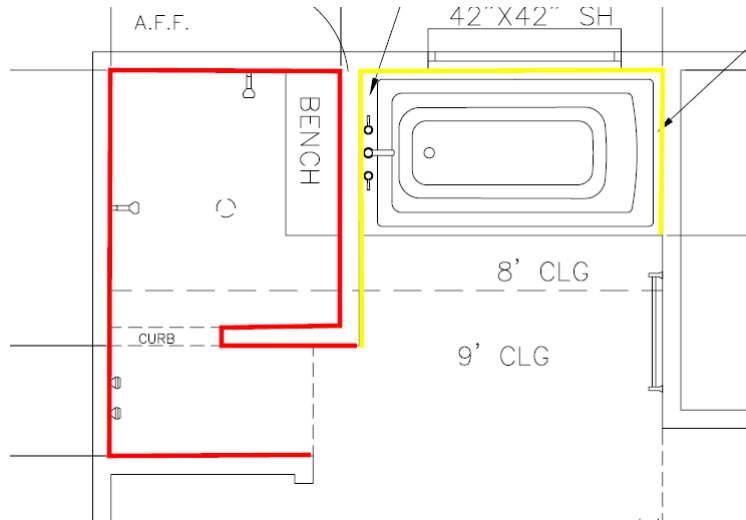
CBC1255550

Dreambuilder Nine: Master Bath Remodel

Scope/Specifications

- Demolition: vanity w/top and sinks, shower, bathtub, all tile, vinyl flooring, mirror, lighting, accessories and walls per plans
- Reframe bath per plans:
 - Reconstruct shower with full wall to 7' AFF; build curb and frame two niches, 12"x12"; stack starting at 42" AFF to right of bench
 - Reframe water closet walls to accommodate pocket door and eliminate plant shelves; leave ceiling height as is; retain door slab for re-use
 - Construct tub deck at 17.5" AFF (verify per tub specification); do not build shower bench
 - Remove towel bar and toilet paper holder
- Electric: relocate, replace and add additional per plans:
 - One new recessed can over shower
 - Water closet: replace surface fixture with recessed can; relocate outlet on rebuilt wall
 - Vanity: relocate outlet at pocket door; replace switch for all lighting; install new decorative fixtures
 - Provide all materials (including recessed cans) except for decorative fixtures
- Plumbing: plumber to provide tub; builder to provide lavatories and faucets:
 - Bathtub: Kohler Archer 5' drop-in bathtub K-1123, white (plumber to demo existing tub)
 - Lavatory (x2): Kohler Archer undercounter lavatory K-2355, white
 - Faucets:
 - Lavatory (x2): Moen Level Chrome one-handle low arc bathroom faucet 6100
 - Bathtub: Moen Level Chrome two-handle high arc roman tub faucet T913 (plus valve)
 - Shower (x2): Moen Level Chrome Posi-Temp shower T2702 (plus valves)
- Shower and tile:
 - Line and Durock shower; mud pan
 - Tile main floor: 12x12 continental slate CS57, grout #19 Pewter
 - Tile shower walls: 12x12 continental slate CS57, grout #19 Pewter; brick joint; carry tile through shower entry and around exterior of shower wall (indicated in red below); tile top of wall

- Tile shower floor: 12x12 gray and black flat pebble tile (provided by builder); grout #19 Pewter; carry through to shower entry
- Tile tub skirt, deck and splash: continental slate CS57, grout #19 Pewter; splash to be one level of tile plus bullnose at rear and sides of tub (indicated in yellow below)
- Built-in niche shower shelving: wrap sides with continental slate; tile back with 12x12 gray and black flat pebble tile
- Tile trade to build out and tile bench; height to match tub deck
- Corian cap at curb (white)



- Drywall: drywall 'dry' areas as need with standard materials
- Trim: standard baseboard and door casing; pocket door: retain existing water closet door slab for re-use as pocket door; brushed nickel hardware
- Paint: walls: use wall paint provided by builder; trim to be glossy white
- Cabinets: Aristokraft Teagan double vanity, sasparrilla finish; adult height; center drawer stack; hardware Key West, brushed nickel (6"); mount vertical on doors and horizontal on drawers)
 - Countertop cabinet column, centered, 18" wide; 42" upper on top of wall drawer unit; crown moulding
- Countertop: granite level 2, blanco leblon; undermount sinks supplied by builder; standard splash
- Accessories:
 - Robe hooks (x2): Moen Mason, chrome
 - Toilet paper holder: Moen Aspen, chrome
 - No medicine cabinets
- Mirrors (x2): 24x36 rectangle with beveled edge (provided by builder)
- Lighting (x2): \$200 allowance (total)
- Interior cleaning

REVISION SUMMARY

- Retain existing toilet
- Plumber to demo existing tub
- Plumber to provide bathtub; builder to provide faucets and lavatories
- Eliminate recessed two cans in ceiling and can over tub, including switches
- Replace specified light fixtures with \$200 allowance
- Change wall and main floor tile selection to 12x12 continental slate CS57, grout Delorean Gray
- Change shower floor tile selection to 12x12 gray and black flat pebble, grout Delorean Gray (provided by builder)
- On left wall facing tub, take tile up to 'splash' level instead of to 7' AFF
- Use granite level 2 blanco leblon ILO Corian witch hazel
- Use 6" drawer pulls on cabinets
- Retain existing water closet door slab for re-use as pocket door
- Replace original towel bar and TP holder selections with new robe hook and TP holder selections (framer to demo current)
- Changed mirror shape to rectangle; builder to provide
- Builder to provide paint



