



DREAMBUILDER

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SPECIFICATIONS, SELECTIONS AND REDLINES

Dreambuilder 10

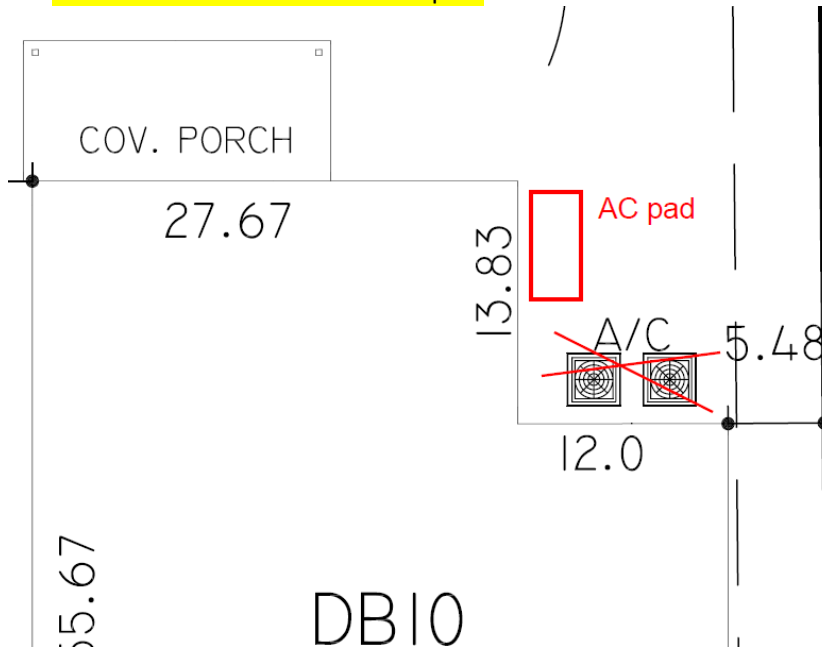
Project: Single Family Home @ 1800 Mourning Dove

Trade List

1	Concrete slab	18	HVAC
2	Flatwork	19	Electric
3	Framing	20	Plumbing
4	Structural metal	21	Structured Wiring
5	Trusses	22	Fireplace
6	Housewrap/window tape	23	Drywall
7	Siding	24	Paint
8	Stucco	25	Carpet
9	Stone	26	Tile
10	Termite pretreat	27	Cabinets
11	Vinyl soffit/fascia (gutters)	28	Countertops
12	Roofing	29	Mirrors/Shelving/Enclosures
13	Garage doors	30	Lighting
14	Windows/SGD	31	Appliances
15	Exterior doors	32	Interior Clean
16	Interior doors/trim	33	Landscaping/irrigation
17	Insulation		

1) Concrete slab:

- 2500 PSI, per plans
- Monolithic slab on grade
- Note floor plug addition in 19 Electric
- Note revised location of AC pad:



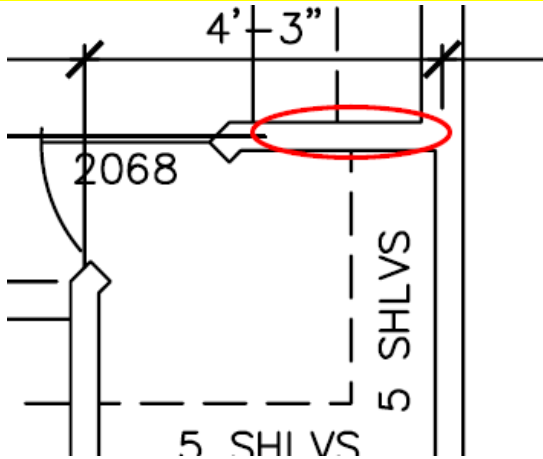
2) Flatwork:

- 2500 PSI, 4" thick
- Skim and slick edging at borders and control joints

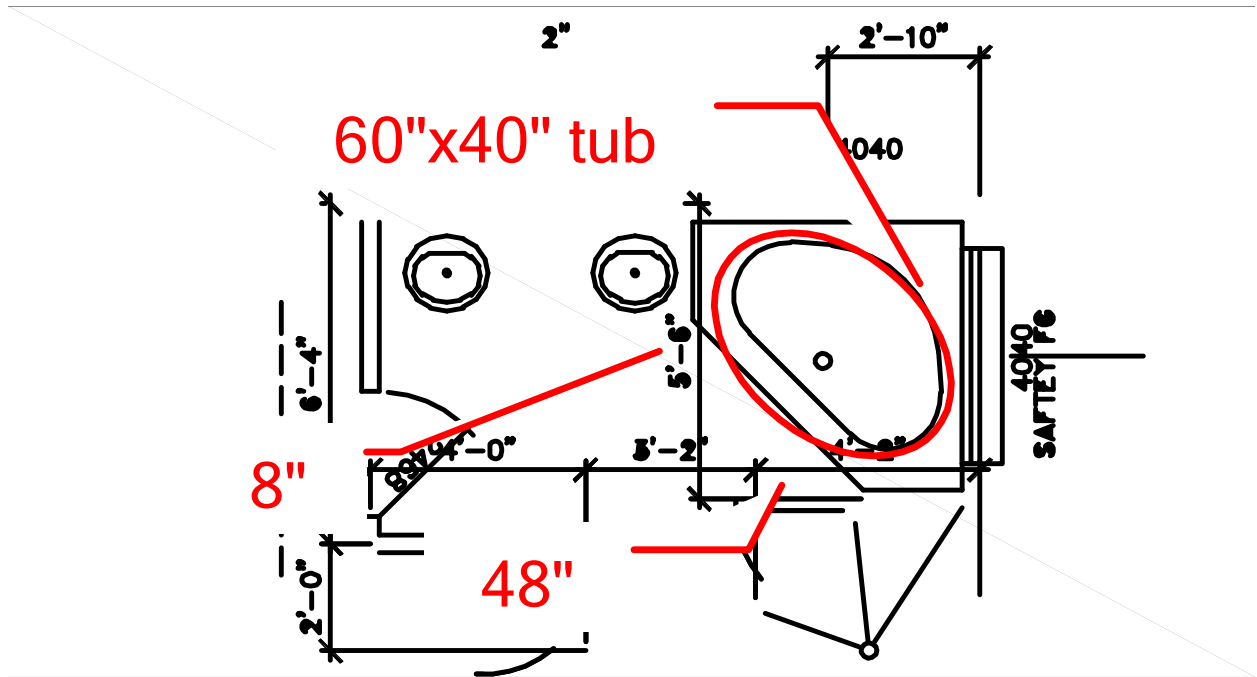
3) Framing:

- 2x6 exterior walls (where noted)
- Radiant barrier roof sheathing (equivalent to LP TechShield)
- 30# felt dry-in
- Framer to specify in bid manufacturer, model and specifications of wall, floor and roof decking (7/16" OSB wall sheathing, roof decking, 3/4" floor decking iLevel Edge or equivalent)
- Install open-web floor trusses and roof trusses (provided by others); framer to provide and install rim board
- Install wall sheathing vertically to minimize blocking and seams
- Stair treads: bullnosed
- No bucks at garage
- Framer is responsible for soffit/fascia detail on tower roof including exposed rafter tails
- Rear porch posts to be 6x6

- Fur out pantry wall to 2x6 to accommodate plumbing:



- Enlarge master tub deck as follows:



4) Structural metal:

- Quick Tie, per plans

5) Trusses:

- Open web, per plans

6) Housewrap/window tape:

- HardieWrap Weather Barrier
- HardieWrap Seam Tape
- HardieWrap Pro Flashing (use Flex Flashing if application requires)

7) Siding:

- Hardie ColorPlus:
 - Lap siding and shingle siding: Boothbay Blue
 - Trim: Arctic White
- Hardie Cedarmill Select 7 ¼" (6" reveal) lap siding
- 5/4 HardieTrim boards, smooth
- HardieShingle staggered-edge notched panel, 48"x16"; shingles to wrap around front porch into 'interior' porch (individual Hardie shakes are also acceptable)
- Window sills: two piece sills on tower per elevation; one piece elsewhere
- Make all corner boards 4"; mount corner boards on tower
- Use Hardie tab hidden fasteners
- Use stainless steel fasteners for finishing only

8) Stucco

- Lathing: Chase Metals lathing, corner bead and accessories, or equivalent
- Cement: Rinker
- Stucco: Master Wall Superior finish, Perfect texture, color: 107 Beach Sand

9) Stone: none

10) Termite pretreat

- BoraCare
- Renewable termite bond

11) Vinyl soffit/fascia:

- Kaycan, full O vent, white
- Solid soffit on porches
- Gutters: 6" seamless across front of garage; downspout on left

12) Roofing:

- Equivalent to Tamko Heritage 30-yr architectural shingle, oxford grey
- Eave drip: black
- Complete roof system to be installed, including shingles, valley, flashing, eave drip, vents
- Peel & stick to be applied along entire roof perimeter and all hips, ridges and valleys
- Felt provided and installed by framer

13) Garage doors:

- Wayne Dalton 9100 series: customize with Hardie materials to achieve style like 6100 Somerset square, white



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- Stockbridge windows
- Garage door opener: supplier to specify
- Keyless entry: supplier to specify
- Windloads, if required per code

14) Windows:

- MI 740 series aluminum single hung, low-E2, white
- 4/1 lite pattern per plans
- Use 'high performance' only when necessary
- Note: front elevation study windows are mis-labeled 3050; they are 3060

15) Exterior doors:

- Entry: Masonite pre-hung smooth fiberglass Belleville 2 panel straight top with two multi-lite sidelights (note: door is 8')



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- Garage door to house: same as entry
- French doors: single-lite
- Composite thresholds
- Weatherstripping

16) Interior doors/trim:

- Doors: pre-hung Masonite Molded Panel Series hollow core 2 panel straight top smooth finish



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- Pantry door to be single-lite French with frosted glass

- Study doors to be single-lite double French with clear glass
- HVAC closet doors: 2-panel louvered
- Casing: 356 (11/16" x 2 1/4")
- Baseboard: 618 (5 1/4")
- Shoe: 129 (7/16" x 11/16"); install in all hard surface areas
- Crown: 45 (9/16" x 5 1/4"); install in foyer, study, stairhall, dining, family/breakfast/kitchen, upstairs hall/loft, master bedroom, master bath (including water closet)
- Windows: wood sills with skirt (ensure sills extend for window casing to be added later)
- Attic stairs: pull down unit in garage
- Stairs:
 - Carpeted treads/risers, bullnosed
 - Closed stringer; full skirt and trim
 - Newels: 4091 box newel
 - Balusters: 5015
 - Cap: 6010
 - Handrail: 231
- Front door hardware: Kwikset Hawthorne, venetian bronze
- Interior hardware: Kwikset Dorian, venetian bronze
- Hinges and door stops to match hardware finish

17) Insulation:

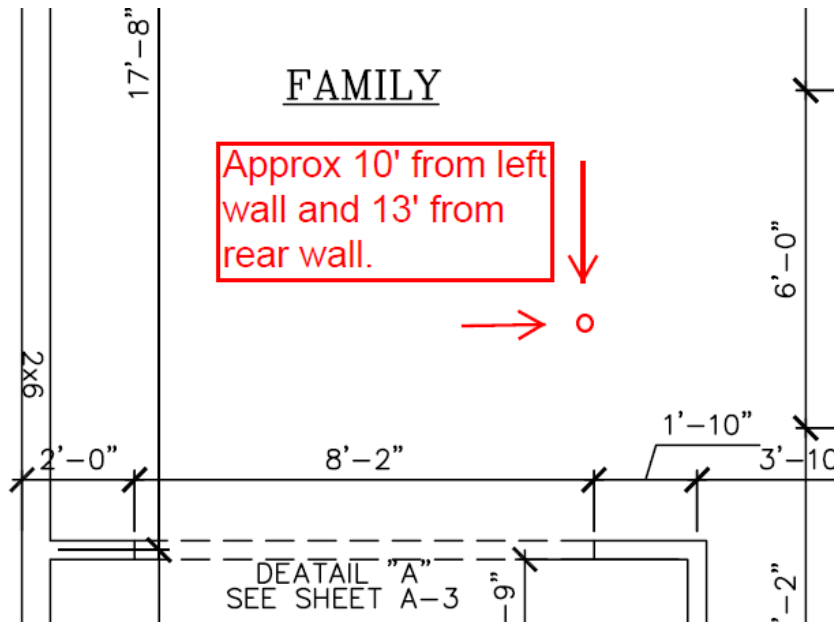
- Per code
- Subcontractor to provide complete specifications

18) HVAC:

- 14 SEER systems
- Programmable thermostat
- White adjustable grills
- All ductwork to meet Energy Star installation requirements
- Ensure energy forms reflect low-e windows and radiant roof barrier
- Note AC pad location in 1 Concrete

19) Electric:

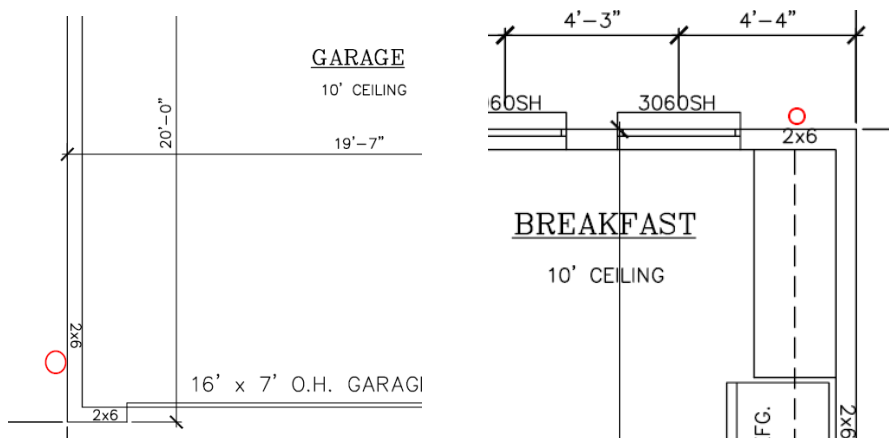
- Per plans and code
- Add floor outlet



- Note island electric, water softener, irrigation and security circuits
- Temp pole and underground
- Decora switches
- Subcontractor to provide all fixtures for recessed lighting, undercabinet lighting, fluorescent lighting, bath fans, doorbell, double floodlights; install only all surface mount fixtures and ceiling fans provided by builder/lighting supplier
- Delete recessed cans in master bedroom; link switch to fan lite instead
- Delete one fan on porch; center remaining fan
- Delete two recessed cans in family room; 'center' remaining four cans
- Add additional switch for lite on family room ceiling fan next to current CF switch

20) Plumbing:

- HWH: AO Smith 80 gallon ProMax Plus High Efficiency ECRT-80
- Note plumbing locations: kitchen, baths, laundry, water softener loop, etc. per plans
- Hose bib locations are not noted on plans:



- Plumber to provide required and appropriate valves, tub waste, toilet seats, etc.
- Fixture list (fixture pricing must be itemized):

Item	Brand	Model/Finish	Number	Quantity	Notes
Master bathtub	Kohler	6040 oval, white	K-1147-0	1	60" drop-in; need to enlarge tub deck
Master bathtub faucet	Kohler	Devonshire, ORB	K-T398-4-BRZ	1	
Master toilet	Kohler	Devonshire, white	K-3503-0	1	
Master shower faucet	Kohler	Devonshire, ORB	K-T396-4-BRZ	1	Mount valve at entrance
Master vanity sink	Kohler	Devonshire, white	K-2336-0	2	20"
Master vanity sink faucet	Kohler	Devonshire, ORB	K-393-4-BRZ	2	8" widespread
Laundry sink		Drop-in single bowl, stainless			Plumber to provide specification
Laundry sink faucet		High-arc, chrome			Plumber to provide specification
Kitchen sink					Provided by others
Kitchen sink faucet	Kohler	Vinnata, ORB	K-690-BRZ	1	
First floor bathtub	Kohler	Villager, white	K-715-0	1	Left hand drain
First floor bathtub faucet	Kohler	Devonshire, ORB	K-T395-4-BRZ	1	
First floor toilet	Kohler	Devonshire, white	K-3503-0	1	
First floor vanity sink					Provided by others
First floor vanity faucet	Kohler	Devonshire, ORB	K-393-N4-BRZ	1	
Second floor bathtub	Kohler	Villager, white	K-716-0	1	Right hand drain
Second floor bathtub faucet	Kohler	Devonshire, ORB	K-T395-4-BRZ	1	

Second floor toilet	Kohler	Devonshire, white	K-3503-0	1	
Second floor vanity sink					Provided by others
Second floor vanity faucet	Kohler	Devonshire, ORB	K-393-N4-BRZ	2	

21) Low voltage systems:

- Full security system
 - All openings contacted
 - Keypads located at door from garage to house and master bedroom
- Structured wiring
 - 7 cable outlets, 7 phone outlets (see mark-up for locations)
- Surround-sound pre-wire in family room (cap off speaker locations)

22) Fireplace: none

23) Drywall:

- Walls: level 4 smooth finish
- Ceilings: double knockdown
- Wet areas: Durock
- Note: study: double knockdown on recessed areas of coffers; smooth finish on 'face' of 9' ceiling framing the coffers

24) Paint:

- Interior:
 - Walls: SW6115 Totally Tan, flat
 - Trim: SW7006 Extra White, semi-gloss
 - Newel, cap and handrail: stained SW3114 Warm Chestnut
 - Balusters and stair trim: trim color
- Exterior:
 - Front door: SW7006 Extra White
 - Other exterior doors: SW7006 Extra White
 - Garage door: SW7006 Extra White
 - Tower rafters/soffit: SW7006 Extra White
 - Stucco body: n/a (pre-colored)
 - Stucco trim: SW7006 Extra White
 - Shingles: n/a (Hardie)
 - Siding: n/a (Hardie)
 - Siding trim: n/a (Hardie)

25) Carpet:

- Carpet: Armstrong Intoxicating, #10 Beach, 8" pad
 - Carpet installed study, dining, family, upstairs hall, loft, all bedrooms

26) Tile:

- Foyer, stairhall, downstairs hall, downstairs bath, hall to garage, laundry room, kitchen, breakfast room:
 - Floor: Brixton, BX03 Mushroom, 18x18, diagonal
 - Grout: CDP 380 Haystack
- Downstairs bath
 - Wall: Brixton, BX03 Mushroom, 9x12, vertical, straight
- Kitchen:
 - Backsplash: Brixton, BX03 Mushroom, 6x6, diagonal
 - Grout: CDP 380 Haystack
- Master bath
 - Floor: Brixton, BX01 Bone, 18x18, straight
 - Wall: Brixton, BX01 Bone, 9x12, horizontal, brick
 - Shower pan: Brixton, BX01 Bone, 6x6, diagonal
 - Grout: CDP 382 Bone
 - Carry wall tile around wall bordering tub and shower; tile wall facing tub; continue through to tile tub skirt, deck and splash; tile top of wall
- Upstairs bath
 - Floor: Brixton, BX01 Bone, 12x12, straight
 - Wall: Brixton, BX01 Bone, 9x12, vertical, straight
 - Grout: CDP 382 Bone

27) Cabinets:

- Aristokraft Durham, Toasted Antique
 - Oven tower
 - Pots and pans drawer
 - Trash drawer
 - Match toe kicks/shoe moulding
 - Tilt out trays
 - Large crown moulding
 - Light rail moulding
 - Glass doors
 - Veneered sides
 - Beadboard veneer on island, front and sides
 - Adult-height vanity in master bath
 - Include drawers/drawer stacks in vanity cabinets when possible
 - Hall-to-laundry built-in
 - Laundry room
 - Option: buffet cabinet/top in breakfast room
- Hardware: JA 1092DBAC handle; 1091DBAC pull

28) Countertops:

- Kitchen
 - Granite: Santa Cecilia
 - Edge: ¼" eased edge top and bottom
 - Backsplash: none
 - Sink: stainless undermount 801R-2 double bowl offset

- Baths
 - Corian: Sandalwood
 - Edge: A-6 ogee
 - Backsplash: standard
 - Sinks:
 - Master bath: provided by others
 - Other baths: Corian integrated, white
- Laundry
 - Formica: 3526-58 Travertine
 - Edge: rolled
 - Backsplash: standard
 - Sink: provided by others

29) Mirrors/Shelving/Enclosures:

- Wire-mesh shelving in all closets
 - Five shelves in all linen closets/master closet stack and pantry
 - One shelf in all other closets
 - Free-slide in all bedroom closets
- Master shower enclosure: frameless glass with door to 7', oil rubbed bronze finish
- Mirrors: frameless octagon with beveled edge, 24" w x 36" h, all baths (x5)
- Toilet paper holders: Kohler Devonshire, ORB, K-10554-BRZ (all baths)
- Towel bars: Kohler Devonshire 24", ORB, K-10551-BRZ
 - Locations: first floor bath and upstairs bath: wall opposite toilet
 - Master bath: outside wall of water closet facing shower
- Note: no medicine cabinets

30) Lighting:

- Interior: Golden Hildago bronze
 - Foyer: flushmount 1051-FM
 - Stairhall: 9-lite 1051-9
 - First floor hall: sconce 1051-BA1
 - First floor bath: 2-lite 1051-BA2 (mounted downward)
 - Dining room: 5-lite 1051-5
 - Kitchen: pendant (x3) 1051-M1L
 - Breakfast room: bowl 1051-3P
 - Master bath: 3-lite (x2) 1051-BA3 (mounted downward)
 - Upstairs bath: 2-lite (x2) 1051-BA2 (mounted downward)
 - All bedrooms, loft, and family room: ceiling fan with light kit (x6) TBD
- Exterior: Kichler
 - Exterior garage: Seaside 9022 carriage (x2), white
 - Front porch: Madison 9850 flush, white
 - Rear porch: ceiling fan with light kit (x1; other fan deleted) TBD

31) Appliances: GE, stainless steel

- Cooktop: JP346SM
- Hood: JV348LSS, recirculating
- Wall oven: JTP30SMSS

- Microwave: JEB1860SM
- Trim kit: JX2030SMSS
- Dishwasher: GSD4060N
- Disposer: GFC520F
- Refrigerator: GSH25J with icemaker hookup

32) Interior Clean:

- Rough clean, per H/C SF
- Final clean, per H/C SF
- Reclean, each

33) Landscaping/irrigation:

- 4-zone irrigation system (full coverage)
- St Augustine sod, per SF (full coverage; approx. 4500 SF)
- \$2500 plant/tree allowance

34) Hurricane shutters:

- Corrugated steel panels
- Fasteners: male panelmates