



DREAMBUILDER

CUSTOM HOMES, LLC

12668 ARROWLEAF LANE
JACKSONVILLE, FL 32225

P. (904) 612-6946

F. (904) 677-7867

WWW.YOURDREAMBUILDER.COM

CBC1255550

SPECIFICATIONS, SELECTIONS AND REDLINES

Dreambuilder 11

Project: Single Family Home @ 3431 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:

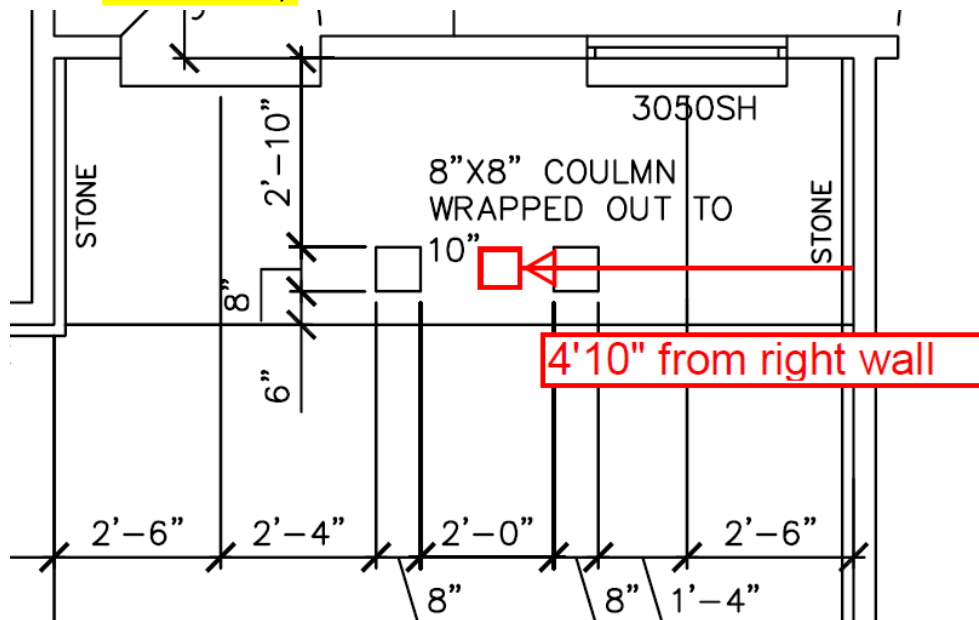
- 2500 PSI, per plans
- Monolithic slab on grade
- Note floor plug addition in 19 Electric

2) Flatwork:

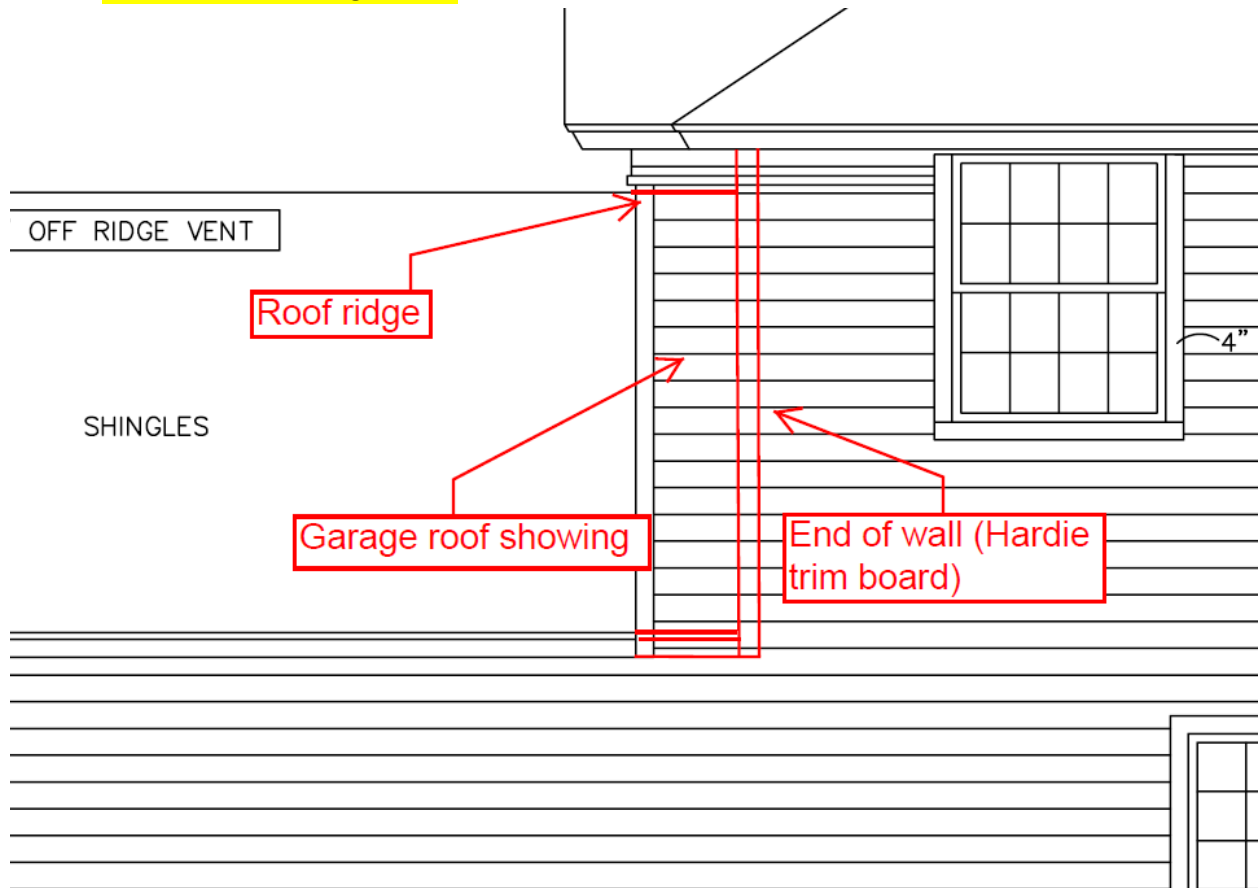
- 2500 PSI, 4" thick
- Skim and slick edging at borders and control joints

3) Framing:

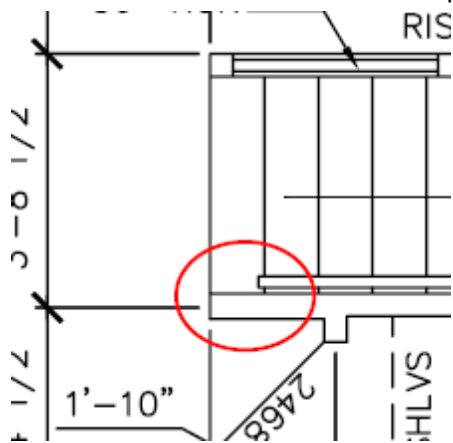
- Radiant barrier roof sheathing (equivalent to LP TechShield)
- 30# felt dry-in
- Framing to specify in bid manufacturer, model and specifications of wall, floor and roof decking (7/16" OSB wall sheathing, roof decking, 3/4" floor decking iLevel Edge or equivalent)
- Install open-web floor trusses and roof trusses (provided by others); framing to provide and install rim board
- Install wall sheathing vertically to minimize blocking and seams
- Stairs: bullnosed treads, closed stringer
- No bucks at garage
- Rear porch posts to be 6x6
- Correction: On floor plan, right front porch column is in wrong location. It should be 4'10" from right wall, same as the other column which is 4'10" from the left wall. The front elevation is drawn correctly.



- Correction: floor plan is correct but right elevation is not. The second story of the right elevation is extending too far.



- Correction: this wall should be open railing:



4) Structural metal:

- Quick Tie, per plans

5) Trusses:

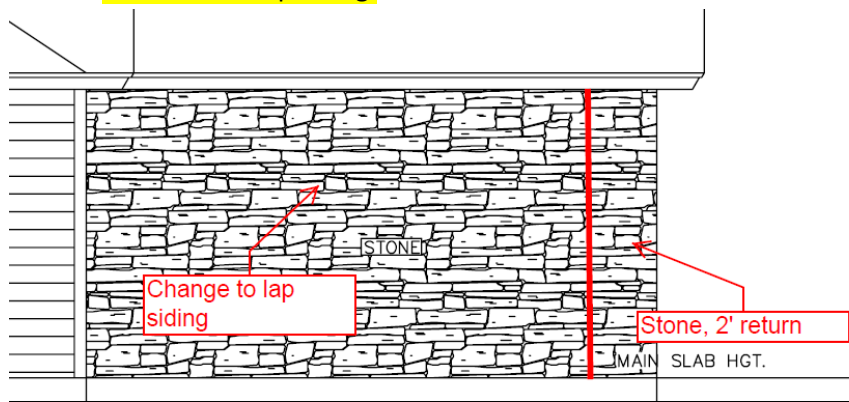
- Open web, per plans

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: Mountain Sage
 - Trim: Arctic White
 - Boards: Autumn Tan
 - Battens: Arctic White
- 7/8" Hardie Cedarmill Select lap siding (6" reveal)
- 5/4 Hardie trim, smooth
- 4' width Hardie panel (smooth)
- 3/4 x 2 3/4 Hardie batten strips, 16" OC (smooth)
- Window sills: per elevations
- Garage door header trim: disregard stucco note; make two-piece Hardie trim
- Make all corner boards 4"
- Extend second story frieze through all of left and right elevations
- Use Hardie tab hidden fasteners
- Use stainless steel fasteners for finishing only
- Note board and batten siding on rear porch and dormer
- Shutters: plans show 24"x60" louvered shutter; 18"x60" also acceptable; change style to board & batten; vinyl, black
- Vents: 18" round, vinyl, white
- Change left exterior wall of garage (that returns into front porch) to 2' stone return; remainder to be Hardie lap siding.



ELEVATION

8) Stucco: none (note: trim at front elevation window and garage doors to be Hardie, not stucco)

9) Stone:

- ProStone Aged LedgeStone, Glacier Valley, gray mortar
- Use stone mounts for exterior light fixtures at garage
- Note: stone should wrap 2' on corner of left elevation
- Note: see change in 7 Siding above regarding elimination of stone on left garage wall

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 porch; downspout on right

12) Roofing:

- Equivalent to Tamko Heritage 30-yr architectural shingle, rustic black
- 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, Sonoma (x2 8x7 doors), white
- Arch Stockton windows
- Garage door opener (x2): supplier to specify
- Keyless entry (x2): supplier to specify
- Hardware: Spear straps and handles
- Windloads, if required per code

14) Windows:

- MI 740 series aluminum single hung, low-E2, white
- Fully divided lites
- Use 'high performance' only when necessary
- Note: 'small' master windows should be 3020 half eyebrows. 'Large' master windows should be 3060 half eyebrows. Dormer window should be 6014 eyebrow (sill in same location; top of window is lowered).

15) Exterior doors:

- Entry: Masonite pre-hung smooth fiberglass Belleville Cheyenne 2 Panel Plank Camber Top



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

16) Interior doors/trim:

- Doors: pre-hung Masonite Molded Panel Series hollow core Cheyenne 2 Panel Plank Camber Top
- 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 dining, butler's pantry, kitchen/breakfast, master bedroom, master bath (including water closet), hall from foyer to garage, powder room
- Windows: wood sills with skirt
- 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 Dakota, satin nickel
- Interior hardware: Kwikset Laurel, satin nickel
- Hinges and door stops to match hardware finish

17) Insulation:

- Per code
- Subcontractor to provide complete specifications

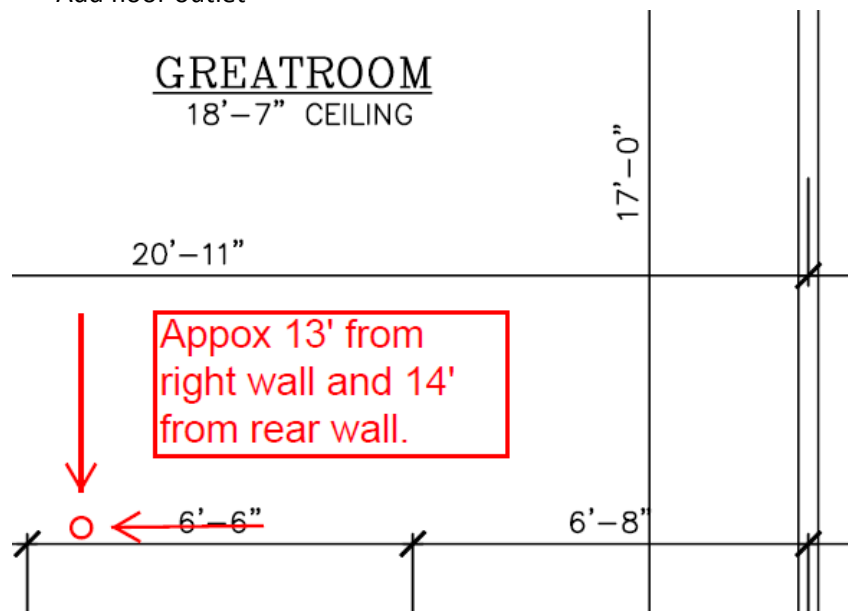
18) HVAC:

- 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 that duct on first floor must go through soffit over front door to cross foyer into dining/kitchen side of house

19) Electric:

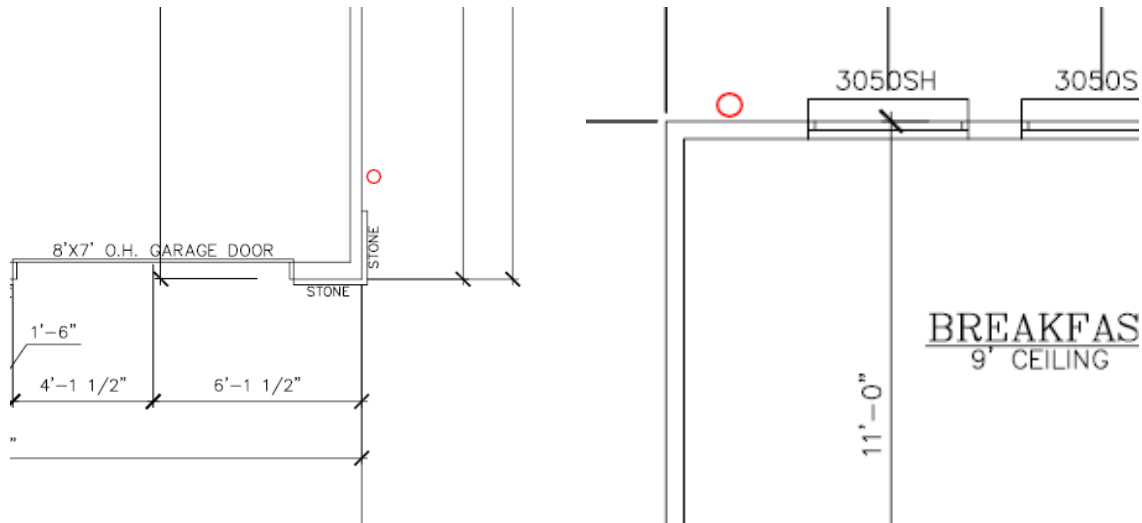
- Per plans and code
- Add quad outlet under desk, centered on wall
- Add floor outlet



- 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

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
Master bathtub faucet	Kohler	Forte, chrome	K-T10278-4A-CP (or K-T10292-4A-CP)	1	
Master toilet	Kohler	Wellworth, white	K-3978-RA-0	1	
Master shower faucet	Kohler	Forte, chrome	K-T10276-4A-CP	1	Mount valve at entrance
Master vanity sink	Kohler				Provided by others
Master vanity sink faucet	Kohler	Forte, chrome	K-10272-4A-CP	2	8" widespread
Kitchen sink					Provided by others
Kitchen sink faucet	Kohler	Forte, chrome	K-10430-CP	1	
Powder toilet	Kohler	Wellworth, white	K-3978-RA-0	1	
Powder vanity sink					Provided by others
Powder vanity faucet	Kohler	Forte, chrome	K-10270-4A-CP	1	
Second floor bathtub	Kohler	Villager, white	K-716-0	1	Right hand drain

Second floor bathtub faucet	Kohler	Forte, chrome	K-T10274-4A-CP (or K-T10275-4A-CP)	1	
Second floor toilet	Kohler	Wellworth, white	K-3978-RA-0	1	
Second floor vanity sink					Provided by others
Second floor vanity faucet	Kohler	Forte, chrome	K-10270-4A-CP	2	

21) Low voltage systems:

- Full security system
 - All openings contacted
 - Keypads located at door from garage to house and master bedroom
- Structured wiring
 - 6 cable outlets, 6 phone outlets (see mark-up for locations)
 - Note: outlets at built-in desk should be centered under desktop at normal outlet height AFF

22) Fireplace: none

23) Drywall:

- Walls: level 4 smooth finish
- Ceilings: double knockdown
- Wet areas: Durock
- Note: dining room: double knockdown on recessed areas of coffers; smooth finish on 'face' of 8' ceiling framing the coffers

24) Paint:

- Interior:
 - Walls: SW6141 Softer 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: SW6258 Tricorn Black
 - Other exterior doors: SW7006 Extra White
 - Garage door: SW7006 Extra White
 - Shutters: black
 - Vents: white
 - Lap siding: n/a (Hardie)
 - Boards: n/a (Hardie)
 - Battens: n/a (Hardie)
 - Trim: n/a (Hardie)

25) Carpet:

- Carpet: Armstrong Intoxicating, #10 Beach, 8" pad
 - Carpet installed in great room, dining room, all bedrooms, stairs, upstairs hall

26) Tile:

- Downstairs
 - Floor: Brixton, BX01 Bone, 18x18, straight
 - Grout: CDP 382 Bone
 - Tile installed in foyer, powder, laundry, kitchen, breakfast
 - Kitchen backsplash: Chateaux Antique Brushed, 4x8, bricked
 - Keep joints very tight
- Master bath
 - Floor: Brixton, BX01 Bone, 18x18, diagonal
 - Wall: Brixton, BX01 Bone, 9x12, vertical, straight
 - Continue through to tile tub skirt, deck and splash
 - Shower pan: Brixton, BX01 Bone, 6x6, diagonal
 - Listel: Brixton wall accent, 4x9, 60" AFF
 - Grout: CDP 382 Bone
- Upstairs bath
 - Floor: Brixton, BX01 Bone, 18x18, diagonal
 - Wall: Brixton, BX01 Bone, 9x12, vertical, straight

27) Cabinets:

- Aristokraft Monroe, White
 - Oven tower
 - Pots and pans drawer
 - Drawer stack
 - Trash drawer
 - Match toe kicks/shoe moulding
 - Tilt out trays
 - Large crown moulding
 - Light rail moulding
 - Glass doors
 - Veneered sides
 - Island to be fully veneered on all sides with beadboard
 - Adult-height vanity in master bath
 - Include drawers/drawer stacks in vanity cabinets when possible
 - Built-in desk in great room
 - Butler's pantry
 - Foyer built-in
 - Other inclusions per cabinet designs
- Hardware: JA 8233SN handle; 3991SN pull

28) Countertops:

- Kitchen

- Granite: Uba Tuba
- Edge: ¼" eased edge top and bottom
- Backsplash: none
- Sink: stainless undermount 801R-2 double bowl offset
- Desk
 - Granite: Uba Tuba
 - Edge: ¼" eased edge top and bottom
 - Backsplash: none
 - Note: drill 1 ½" access hole through desk for equipment cords
- Baths
 - Corian: Sandalwood
 - Edge: A-6 ogee
 - Backsplash: standard
 - Sinks:
 - Master bath and powder bath: Kohler Caxton china undermount, white
 - Upstairs bath: Corian integrated, white

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', chrome finish
- Mirrors: frameless oval with beveled edge, 24" w x 36" h, all baths (x5)
- Toilet paper holders: Kohler Forte, chrome, K-11274-CP (all baths)
- Towel bars: Kohler Forte 24", chrome, K-11271-CP
 - Locations: Powder room and upstairs bath: wall opposite toilet
 - Master bath: rear wall of bathtub
- Note: no medicine cabinets

30) Lighting:

- Interior: Kichler Dover, brushed nickel (NI)
 - Foyer: 2531 pendant
 - Dining room: 2020 five lite
 - Kitchen: 2771 pendant (x3)
 - Breakfast room: 3502 pendant
 - Master bath: 6323 three lite (x2), mounted downward
 - Powder bath: 6322 two lite, mounted downward
 - Upstairs bath: 6322 two lite (x2), mounted downward
 - All bedrooms: ceiling fan with light kit (x4) TBD
- Exterior: Kichler
 - Exterior garage: Madison 9654 carriage (x2), black
 - Front porch: Madison 9850 flush (x2), black
 - 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. 3300 SF)
- \$2500 plant/tree allowance

34) Hurricane shutters:

- Corrugated steel panels
- Fasteners: male panelmates