



DREAMBUILDER

CUSTOM HOMES, LLC

905 MINERAL CREEK DR
JACKSONVILLE, FL 32225
P. (904) 612-6946
F. (904) 677-7867

WWW.YOURDREAMBUILDER.COM
CBC1255550

SPECIFICATIONS, SELECTIONS AND REDLINES

UPDATED: 4/25/12

Dreambuilder 15

Project: Single Family Home @ 206 39th Ave S, Jacksonville Beach, FL 32250

Primary Trades

1	Concrete slab	18	Insulation
2	Flatwork	19	HVAC
3	Framing	20	Electric
4	Structural metal	21	Plumbing
5	Trusses	22	Structured Wiring
6	Housewrap/window tape	23	Fireplace
7	Siding	24	Drywall
8	Stucco	25	Paint
9	Stone	26	Carpet/Wood
10	Termite pretreat	27	Tile
11	Vinyl soffit/fascia (gutters)	28	Cabinets
12	Roofing	29	Countertops
13	Garage doors	30	Mirrors/Shelving/Enclosures
14	Windows/SGD	31	Lighting
15	Exterior doors	32	Appliances
16	Interior doors/trim material	33	Interior Clean
17	Interior doors/trim labor	34	Landscaping/irrigation

Additional Trades

35 Hurricane shutters

- 1) Concrete slab:
 - 2500 PSI, per plans
 - Monolithic slab on grade
- 2) Flatwork:
 - 2500 PSI, 4" thick
 - Skim and slick edging at borders and control joints
- 3) Framing:
 - 2x6 exterior walls
 - 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, ¾" floor decking iLevel EdgeGold or equivalent)
 - Install open-web floor trusses and roof trusses (provided by others)
 - Staircase: closed stringer; wood treads and risers
 - No bucks at garage
 - No wall at kitchen island
 - Dropped ceilings are to be framed, not trussed
 - Note: the tower is round
 - No wall thicknesses are to be changed (e.g., 2x4 → 2x6) without builder approval
 - Change attic access to fit between roof trusses, 36" long
 - Front porch columns are 6x6 posts per engineer's letter
- 4) Structural metal:
 - Quick Tie, per plans
- 5) Trusses:
 - Open web, per plans
 - Dropped ceilings are to be framed, not trussed
- 6) Housewrap/window tape:
 - HardieWrap Weather Barrier
 - HardieWrap Seam Tape
 - HardieWrap Pro Flashing: 9" in sill, butterflyed corners; 6" on three sides
- 7) Siding:
 - All materials primed
 - Hardie CedarMill Select 7 ¼" (6" reveal) lap siding
 - 5/4 HardieTrim boards, smooth
 - HardieShingle individual shakes
 - Front porch columns 6x6 posts (by framer) furred out to 8x8 with Hardie trim

8) Stucco: none

9) Stone:

- Eldorado Stone Fieldledge, Andante, gray mortar
- Use stone mounts for exterior light fixtures at garage (not applicable for this house)
- Fireplace: install stone floor to ceiling on face wall and return walls of fireplace; raised hearth

10) Termite pretreat

- BoraCare
- Renewable termite bond

11) Vinyl soffit/fascia (gutters):

- Kaycan, full O vent, white
- Solid soffit on porches
- Gutters: 6" seamless; locations **TBD**

12) Roofing:

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

13) Garage doors:

- Wayne Dalton 9100 series (insulation R-9): customize with Hardie materials to achieve style like 6100 Somerset square, white



- Windows: none
- Garage door opener: supplier to specify
- Keyless entry: supplier to specify
- Hardware: Spear straps and handles
- Windloads, if required per code

14) Windows:

- MI 3500 series vinyl single hung, low-E2, white
- Lite patterns per plans

15) Exterior doors:

- Entry: Thermatru Classic Craft Canvas 5-panel smooth fiberglass door with two multi-lite sidelights (note: Masonite Belleville equivalent acceptable if available in this style)



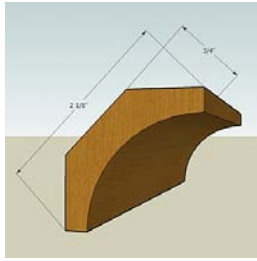
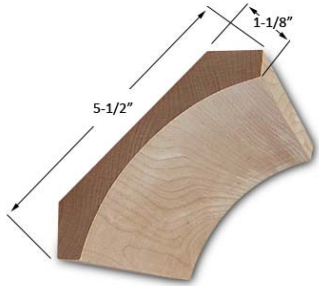
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- Garage door to house: same as entry
- French doors: single-lite (Masonite or Thermatru)
- Composite thresholds
- Weatherstripping

16 and 17) Interior doors/trim materials and labor

- All materials primed
- Doors: Masonite Anniversary Collection Riverside smooth door, hollow core



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- Pantry door to be single-lite French with frosted glass
- HVAC closet doors: 2-panel louvered
- Attic stairs: pull down unit, upstairs hall
- Casing: 1x4 FJ pine casing; extend header by 1" on doors and windows
- Base: 1x6 FJ pine
- Shoe: 129 (7/16" x 11/16"); install in all hard surface areas
- Crown: Large crown 102 as seen in first picture.
 - First floor: study, powder, garage entrance, hallways, recessed areas of family room and kitchen;
 - Second floor: loft/dining/stair area
 - Install small crown 1428 (2 1/8") in recessed areas of study, master bedroom and master bath.



source: www.crownmouldingshop.com

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- Windows: wood sills with skirt (casing)
 - Case windows: case all windows except in the three secondary bedrooms
 - Case doorways: case two doorways at breakfast room and two doorways at butler's pantry
 - Extend headers 1" past legs
- Recessed ceilings in breakfast room, family room, master bedroom and master bath: 1x6 pine T&G; install front-to-back
- Upstairs columns: see detail on plans
- **Mantle: TBD**
- Stairs:
 - Wood treads and risers, bullnosed
 - Closed stringer; full skirt (baseboard) and trim
 - Newels: main LJ-4091 box newel; intermediate LJ-4075
 - Balusters: LJC-5360 1 3/4" square chamfered baluster
 - Cap: LJ-6001
 - Handrail: WD 231 (if needed)
- Front door hardware: Kwikset Dakota, satin nickel
- Interior hardware: Kwikset Laurel, satin nickel
- Hinges and door stops to match hardware finish

18) Insulation:

- R-21 high density batts for exterior 2x6 walls; otherwise per code
- Insulated garage
- Subcontractor to provide complete specifications

19) HVAC:

- 14 SEER systems
- Programmable thermostat
- White adjustable grills
- All ductwork to meet Energy Star installation requirements
- Vented kitchen hood to exterior
- Provide and install dryer booster

20) Electric:

- Per plans and code
- Note island electric, floor plug; install irrigation and security circuits

- Temp pole; underground by others
- Add circuit for dryer booster
- Add an additional outlet in garage (subcontractor to choose location)
- Add x6 'hockey puck' lights to upper cabinets
- 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

21) Plumbing:

- Note plumbing locations: kitchen, baths, laundry, etc. per plans
- Individually cap plumbing lines at kitchen sink; do not loop
- HWH: AO Smith 80 gallon ProMax Plus High Efficiency ECRT-80
- Plumber to provide lead plumbing boots for roofer to install
- Plumber to provide required and appropriate valves, tub waste, wood toilet seats, etc.
- Fixture list (fixture pricing must be itemized):

Item	Brand	Model/Finish	Number	Quantity	Notes
Master bathtub	Kohler	Archer, white	K-1125	1	6' drop-in
Master bathtub faucet	Kohler	Purist, chrome	K-T14428-3	1	roman bath filler with cross handles
Master toilet	Kohler	Archer, white	K-3551	1	2-piece
Master shower faucet	Kohler	Contemporary, chrome	K-13688 w/K-7396	1	rainhead, 8" round, ceiling mount arm
		Shift, chrome	K-10257	1	handheld unit only
		MasterShower, chrome	K-8516 w/K-355	1	Slidebar kit with supply elbow
		Purist, chrome	K-XXXXX-3	2	Use appropriate model valve trim with cross handles; plumber to spec
Master vanity sink	Kohler	Archer, white	K-2355	2	Undermount; will need early delivery for countertop trade
Master vanity sink faucet	Kohler	Purist, chrome	K-14406-3	2	8" widespread with short cross handles
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	Devonshire, chrome	K-393-N4	1	Centerset
Laundry sink		Drop-in single bowl, stainless			Plumber to provide specification
Laundry sink faucet		High-arc, chrome			Plumber to provide specification
Second floor bathtub	Kohler	Villager, white	K-716-0	2	x1 right hand drain, x1 left hand drain
Second floor bathtub faucet	Kohler	Devonshire, chrome	K-T395-4	2	
Second floor toilet	Kohler	Wellworth, white	K-3978-RA-0	2	
Second floor vanity sink					Provided by others
Second floor vanity faucet	Kohler	Devonshire, chrome	K-393-N4	2	Centerset

22) 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
- Surround-sound pre-wire in family room (cap off speaker locations)

23) Fireplace: 36" gas fireplace (FMI Chateau 36" or equivalent), direct vent, gas stub, with switch

24) Drywall:

- Walls: level 4 smooth finish
- Ceilings: double knockdown
- Wet areas: Durock; take to 7' AFF in secondary tub areas; fully rock walls and ceiling of master shower including bench
- Study: double knockdown on recessed areas of coffers; smooth finish on 'face' of 'cross beams' and center
- Recessed ceilings in breakfast room, family room, master bedroom and master bath: no drywall

25) Paint:

- Interior:
 - Walls: SW6505 Atmospheric, flat
 - Trim: SW7006 Extra White, semi-gloss
 - Newel, cap and handrail: stained to match wood floors
 - Balusters and stair trim: trim color
 - Recessed wood ceilings: stained SW TBD
- Exterior:
 - Front door: SW6258 Tricorn Black
 - Other exterior doors: SW7006 Extra White
 - Garage door: SW7006 Extra White
 - Stucco body: n/a
 - Stucco trim: n/a
 - Shakes: SW 7045 Intellectual Gray
 - Siding: SW 7045 Intellectual Gray
 - Siding trim: SW7006 Extra White

26) Carpet/Wood:

- Carpet: Armstrong Intoxicating, #10 Beach, 8# pad
 - Carpet installed upstairs halls, loft, bedrooms
- Wood: Hallmark Valuemark 5" distressed birch, Scottsdale, EBD05SC
 - Wood installed throughout first floor except laundry and powder; lay front-to-back
 - Stair treads by others

27) Tile:

- Kitchen:
 - Backsplash: Rittenhouse solid color, urban putty 0161, 3x6 brick joint, gloss finish
 - Grout: 127 antique linen
 - Tile up behind wall-mount hood over cooktop (36" wide to 9' ceiling ht)
 - Include butler's pantry
- Powder room and laundry
 - Floor: Vineland ivory, 18x18, straight
 - Grout: 122 linen
- Master bath
 - Floor/tub deck & skirt: Stone Leader, beige, 12x24, brick; lay side-to-side
 - Tub surround: 4" Tesoro Puzzle Blend Light Emp w/brown and blue glass + bullnose
 - Shower wall: Stone Leader, beige, 12x24, vertical, brick
 - Listelli: 4" Tesoro Puzzle Blend Light Emp w/brown and blue glass, 66" AFF
 - Niche backs: Tesoro Puzzle Blend Light Emp w/brown and blue glass
 - Shower pan and ceiling: Stone Leader, beige, mosaic, diagonal
 - Grout: 382 bone
 - Tile all walls, floors and ceiling of shower; wrap bullnose trim to exterior of shower door
- Upstairs baths (x2)
 - Floor: Vineland cream, 18x18, straight
 - Wall: Vineland cream, 9x12, vertical, straight

- Grout: 127 antique linen

28) Cabinets:

- Aristokraft all-plywood with soft-close drawers, Winstead full-overlay maple flat panel
- Kitchen: wall uppers and base: painted white finish; island: sasparilla finish
 - 42" uppers
 - Oven tower
 - Pots and pans drawer
 - Standard drawer stack
 - Refrigerator cabinet, 24" deep
 - Trash drawer
 - Match toe kicks/shoe moulding
 - Tilt out trays
 - Large crown moulding
 - Light rail moulding
 - Glass doors
 - "Furniture-look" to island
 - Butler's pantry
- Master: sasparilla finish
 - Adult-height vanity
 - Center drawer stack (3-drawer)
- Secondary baths and powder room: painted white finish
- Laundry: painted white finish
 - 42" uppers
 - Large crown moulding
- Garage entrance built-in: painted white finish
 - Design to match previous, except:
 - Match crown to kitchen
 - Flush toe with furniture base
- Family room built-ins: sasparilla finish
 - Cabinet bases w/drawers
 - Flush toe with furniture base
- Upstairs window seat: painted white finish
- Hardware: Mirada JA80252-128SN handle; JA81021-SN pull

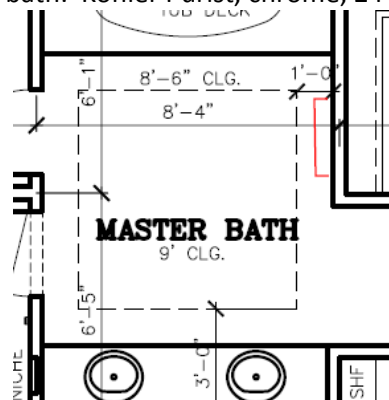
29) Countertops:

- Kitchen
 - Quartz: Cambria Bellingham
 - Edge: demi-bullnose
 - Backsplash: none
 - Sink: stainless undermount 801R-2 double bowl offset
- Master bath
 - Corian: Raincloud
 - Edge: 2 ½" drop edge w/ 1/8" roundover
 - Backsplash: standard
 - Sinks: provided by others
- Powder bath

- Corian: Sandalwood
- Edge: A-3
- Backsplash: standard
- Sinks: Kohler Caxton china undermount, white
- Upstairs baths (x2)
 - Corian: Hazelnut
 - Edge: A-3
 - Backsplash: standard
 - Sinks: Corian integrated, white
- Laundry
 - Laminate: Formica Limestone 7264-58
 - Edge: rolled
 - Backsplash: standard
 - Sink: provided by others

30) Mirrors/Shelving/Enclosures:

- Ventilated wood shelving in master closets; wire-mesh shelving in all other closets
 - Five shelves in all linen closets/master closet stack and pantry
 - One shelf in all other closets
 - Free-slide hanging bars in all bedroom closets
- Master shower enclosure: frameless glass door to 7', chrome finish
- Mirrors: frameless rectangle with beveled edge, 24" w x 36" h, all baths (x5)
- Toilet paper holders:
 - Master: Kohler Purist, chrome, K-14444 (install vertically)
 - Other baths: Kohler Devonshire, chrome, K-10554 (x3)
- Towel bars:
 - Master bath: Kohler Purist, chrome, 24", K-14436



- Other baths: Kohler Devonshire, chrome, 24", K-10551 (x3); locations: wall opposite toilet
- Robe hook: Kohler Purist, chrome, K-14443; location: master shower wall opposite shower door, 60" AFF
- Note: no medicine cabinets

31) Lighting: include all bulbs

- Interior:

- Breakfast room: Progress P5199-09 3-lite, brushed platinum, with drum shade P8825-01
- Kitchen: pendant (x3) Progress P5163-09, brushed nickel, 9" diameter
- Dining room: Progress Equinox P3889-126, burnished silver (may need additional chain length – two story ceiling)
- Study: Progress Huntington P3726-77, forged bronze, flush
- Laundry: Progress P3817-09 melson glass, flush, brushed nickel
- Stair closet: Progress P3408-30 fitter, flush, white
- Loft: Progress Alexa P2851-09, brushed nickel, close-to-ceiling
- Master vanity: (x2) Progress Alexa P2978-09, chrome, 3-lite (mounted downward)
- Master tub: Progress Noir P4208-104, polished nickel (hang 8 – 12" from ceiling)
- Powder and upstairs baths: (x3) Kohler Devonshire K-10571, chrome, 2-lite (mounted downward)
- All bedrooms: (x4) ceiling fan Heritage Square 52", satin nickel 52HES5ESN with light kits
 - Note: install all fans as close to ceiling as possible
- Exterior: Kichler
 - Exterior garage: Kichler Madison 9654 carriage (x2), black
 - Front porch: Kichler Madison 9850 flush (x5), black
 - Rear porch: ceiling fan 52" 52POR5ST w/light kit Y260AS (x2)
 - Note: install all fans as close to ceiling as possible

32) Appliances: GE, stainless steel

- Cooktop: Profile PP962SMSS 36"
- Hood: Profile PV976NSS 36" wall-mount, vented (include enough sleeve for 9' ceiling)
- Wall oven: Profile PT900SRSS, 30"
- Microwave: Profile PEB2060SMSS, 30"
- Trim kit: JX2030SMSS, 30"
- Dishwasher: GLD5768VSS
- Disposer: GFC520F
- Refrigerator: GFSS6KKYSS with icemaker hookup

33) Interior Clean:

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

34) Landscaping/irrigation:

- 4-zone irrigation system (full coverage)
- St Augustine sod, per SF (full coverage; approx. 3000 SF)
- \$2500 plant/tree allowance

35) Hurricane shutters:

- Corrugated steel panels
- Fasteners: male panelmates