



**BAYOU INVESTORS II LLC/Belleair Lot#1**  
**2015 BELLEAIR RD. CLEARWATER, FL 33764**  
**- BUILDING SPECIFICATIONS -**  
**DATE: 01/07/2019**

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## **Belleair Lot #1 BUILDING SPECIFICATIONS**

### **SQUARE FOOTAGE TABULATION**

DESCRIPTION (S.F.)  
**AIR-CONDITIONED AREA**  
TOTAL HVAC AREA 3,182

**NON-AIR-CONDITIONED AREA**  
COVERED ENTRY 136  
3 CAR GARAGE 754  
OUTDOOR LIVING 408  
**TOTAL UNDER ROOF 4,480**

The following general specifications are a summary of what is *included* in the package. Where items are included as Allowances, these items are shown in the ALLOWANCES section which is included at the end of the Specifications below.

<b>GENERAL</b>		<b>50% REBATE ON SEPARATE DESIGN PROPOSAL</b>
<ul style="list-style-type: none"> <li>• <b>Schematic Design and Design Development.</b> (separate contract)</li> <li>• <b>Construction drawings and structural engineering</b> to meet City/County and other codes. (separate contract)</li> <li>• <b>Blueprinting and plotting</b> of plans and details as required. (separate contract)</li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Permits</b> and City/County approvals.</li> <li>• <b>General Liability insurance</b> with minimum \$1,000,000 limit.</li> <li>• <b>Worker's Compensation insurance</b> as required by law.</li> <li>• <b>Trash and debris collection</b>, as well as all hauling and dumping.</li> <li>• <b>Temporary utilities:</b> electric, water and any others needed.</li> <li>• <b>Construction equipment</b> needed such as transits, scaffolding, etc.</li> <li>• <b>Cleaning labor</b> during construction, including rough and final detailed finish cleaning for move-in.</li> </ul>		<b>Included</b>
<b>OPTION Included:</b>	<b>Interior Design assistance:</b> Provided as needed during the selections process (up to 15 hours for meetings - Builder pays for additional hours to compile selections, prepare designer spec sheets, etc.)	<b>Included</b>
<b>OPTION Included:</b>	<b>Layout/stake out work.</b>	<b>Included</b>
<b>OPTION Not Included:</b>	<b>Preliminary surveys:</b> Boundary, topographical and tree, foundation (Tie-in) surveys & flood elevation certificate if applicable. (Builder can help Facilitate). <b>City/county impact Fees</b> at Permit or Construction	<b>Not Included</b>

<b>OPTION Included:</b>	<b>Builder's risk insurance</b> to cover casualty property losses, subject to a deductible exposure to Owner per policy language (except for wind and hail damage, which is subject to policy deductibles).	<b>Included</b>
<b>OPTION Not Included:</b>	<b>Final Survey:</b> To be provided by Owner as is customary on or around the time the construction loan is rolled into the permanent loan (around the time of the Completion Date). Owner can coordinate directly, or Builder will coordinate and bill Owner for the actual cost of the final survey.	<b>Not Included</b>
<b>2. SITE PREPARATION, GRADING AND FILL</b> ➤ See all details in the ALLOWANCES section below.		<b>See Allowances Section</b>
<b>3. MASONRY</b> <ul style="list-style-type: none"> <li><b>Foundation footings</b> are oversized per plans (in lieu of smaller standard footings) with 3000 psi concrete (in lieu of standard 2500 psi) and 3, #5 steel bars for reinforcement.</li> <li><b>Concrete slabs</b> to be 3000 psi (in lieu of standard 2500 psi) with fibermesh reinforcement and visqueen vapor barrier, miscellaneous in slab foundation pads and other foundation pads for columns inside and outside of the foundation wall, steps into the house, etc. <ul style="list-style-type: none"> <li>(NOTE: See plans for structure under exterior deck surfaces.)</li> </ul> </li> <li><b>First floor exterior walls</b> are, with a few exceptions, to be constructed of 8" concrete block, with vertical reinforced cells every 4' to 8' and precast window/door headers (per final engineered plans) containing #5 steel bar and poured 3000 psi concrete reinforcement in vertical block cells and window/door headers. The top horizontal structural concrete block lintel on the first floor would have #5 steel bar and poured 3000 psi concrete reinforcement.</li> <li><b>Step from living areas to loggia or porches</b> will be 4" (approximate, from finished surface to finished surface). Thresholds on the outsides of exterior doors will be prepared to receive the same finish as the decking on the porch outside of the door.</li> <li><b>NOTE:</b> See <b>Section 12. PRECAST CONCRETE</b> for precast concrete columns, if any.</li> <li><b>NOTE:</b> See <b>Section 22. OTHER INTERIOR ITEMS</b> for termite treatment.</li> </ul>		<b>Included</b>
<b>OPTION Included:</b>	<b>Foundation stemwall</b> to be up to 4 courses tall in lieu of standard 2 course to allow for a nicely raised foundation above grade and per the civil engineering package approved by the city	<b>Included</b>
<b>OPTION Included:</b>	<b>First floor CMU walls</b> to be up to <b>11'-4"</b> plate height in lieu of lower standard height.	<b>Included</b>
<b>OPTION Included:</b>	<b>Standard Mailbox with post</b> to be installed near the street (verify location) (no light fixtures/lamps).	<b>Included</b>
<b>OPTION Not Included:</b>	<b>NOTE:</b> The insides of planter walls, if any, will be treated with <b>waterproof coating</b> prior to being filled to help keep moisture from flowing through the block to the outside cementitious finished wall (not guaranteed long term).	<b>Not Included</b>
<b>OPTION Included:</b>	<b>Seal all pipes and penetrations through the slab</b> where the concrete slab meets the pipe with low emitting, quick drying Vulkem caulk (verify product type). This will eliminate possible access points for termites or other pests.	<b>Included</b>
		<b>Included</b>

<b>OPTION Included:</b>	<b>Plastic boxes</b> (not cardboard or wood) to be used as a form around all tub and shower traps (size to be 12" by 12" approx). The roughed in plumbing is to be run into the box that is cast into the slab, then the top of the box is to be removed leaving the rest in place. The pipe is to be sealed with low emitting, quick drying vulkem caulk (verify product type) where it enters the bottom of the box. This will prevent a possible food source for termites and eliminate any organic material in these Awet@ areas.	
<b>OPTION Not Included:</b>	<b>Subterranean Termidor brand chemical termite treatment</b> is provided, applied to soil prior to installing visqueen and pouring the slab, with a <b>one year warranty</b> from time of treatment (subject to separate termite treatment company terms).	<b>N/A</b> <b>Bora Care used instead</b>
<b>OPTION Not Included:</b>	<b>Second floor CMU block walls</b> in lieu of framed walls.	<b>N/A</b>
<b>OPTION Included:</b>	<b>Exterior CMU-Masonry columns: (2) @ Covered Entry in Front &amp; (2) @ Loggia areas in back:</b> CMU per plans by Masonry trade contractor with cementitious finish to match house.	<b>Included</b>
<b>OPTION Not Included:</b>	<b>Front courtyard walls;</b> with cementitious finish (simple design: no cap or other trim).	<b>Not Included</b>
<b>OPTION Not Included:</b>	<b>Pool foundation/retaining walls and step structures/risers</b> in some areas where interlocking pavers are to be used will be finished to match the house exterior. The tops would have the decking surface.	<b>Not Included</b>
<b>OPTION Not Included:</b>	<b>Double layer visqueen with taped joints and taped penetrations prior to slab pour</b> to be provided in lieu of single layer. The process will be to lay the visqueen one way and then lay another layer across (perpendicular pattern). The top layer will have all of the joints and pipe penetrations taped and sealed with 3M brand Ared@ construction tape. <b>Health House Feature.</b>	<b>Not Included</b>
<b>OPTION Not Included:</b>	<b>Concrete slab, step and riser structures</b> to accommodate the use of mortared down brick or stone with mud-set base in TBD locations.	<b>Not Included</b>
<b>4. DRIVES, DECKS AND WALKS</b>	<ul style="list-style-type: none"> <li><b>Interlocking Standard concrete pavers</b> set on compacted sand to be used in the following areas: Per plans (Exhibit "B")  <b>Note:</b> Consider setting concrete interlocking pavers upside down to minimize sand joints and give a more classic look. (Note: The concrete mix of some pavers may prevent this installation if the color is not consistent on the underside). Verify Owners desires, however, as pavers may be installed right side up.</li> <li><b>Standard broom finish concrete</b> (verify type) (4" thick minimum, 3000 psi concrete) will be used on the front drive area per plans (verify locations prior to order).  <b>Note:</b> Need to verify Architectural Guidelines as some communities do not permit standard broom finish in areas visible from the street.</li> </ul>	<b>Included</b>
<b>5. FRAMING</b>		<b>Included</b>

<ul style="list-style-type: none"> <li>• <b>Exterior walls</b> which are not concrete block to be framed per plans are to be 2"x6" @ 16" on center with double top plates and 1/2" plywood wall sheathing.</li> <li>• <b>Vapor barrier</b> to be upgraded Tyvek house Wrap, installed in accordance with manufacturer's specifications.</li> <li>• <b>Roof Sheathing:</b> 5/8" plywood (see Section 10, Roofing for information about felt and waterproofing).</li> <li>• <b>Interior walls</b> to be 2"x4" wood studs @ 16" on center, except for <ul style="list-style-type: none"> <li>A. masonry interior walls shown on the plans (if any),</li> <li>B. areas where 2"x6" walls are needed for plumbing stacks, or</li> <li>C. structural or aesthetic (ex: wide interior openings) conditions requiring wider walls.</li> </ul> Also, where the attic stairs and access covers are installed, <b>plywood flooring and/or walk paths</b> will be provided to any mechanical spaces or equipment (water heaters or air handlers) and attic storage spaces if any are shown on the plans. </li> <li>• <b>Pocket door frames</b> to be heavy duty type, not standard (to allow for 8 wheel hardware).</li> <li>• <b>Other items:</b> PT drip edge, furring and backing strips, insulating block wall sheathing, wood window and door headers/other structural beams, mechanical connections, conventional Afill in@ framing to complete the truss package, and other framing conditions, details and requirements to be completed as required by structural engineering.</li> </ul>	
<p><b>OPTION Included:</b>     <b>Decorative framed and drywalled ceilings</b> as follows:  <b>Covered Entry and outdoor living/kitchen</b>  <b>Foyer, Gallery and Formal Living</b>  <b>Master bedroom and Master Bath</b>  <b>Family room</b>  <b>NOTE:</b> See also the Interior Trim section below for information about  A) the use of wood moldings in conjunction with these ceilings (if any),  and  B) the use of wood ceiling material on porches and other ceilings (ex: 1x6 V-joint T and G porch ceilings - if any).</p>	<b>Included</b>
<p><b>OPTION Included:</b>     <b>Ceiling heights</b> generally to be framed to a plate height of <b>11-4" in certain areas</b>  Dropped ceilings in the following areas:  A) Closets  B) Bathrooms  C) WC rooms and Showers  D) Casual Dining and Other areas as noted on plans.</p>	<b>Included</b>
<p><b>OPTION Included:</b>     <b>Exterior fascia</b> work to be completed using 3/4" 1x8 Hardie or comparable material for the fascia (<b>expose smooth side</b>). This eave system may also have other trim (see Precast-Synthetic Trim, Section 12).</p>	<b>Included</b>
<p><b>OPTION Included:</b>     <b>Exterior soffit</b> work to be completed using upgraded 1/4" Hardie or comparable material for the soffit (<b>expose smooth side</b>) in lieu of perforated vented aluminum.</p>	<b>Included</b>
<p><b>OPTION Included:</b>     <b>Exterior framed beams</b> structural framing at certain porches are to be framed per plans to receive cementitious finish per plans.</p>	<b>Included</b>
<p><b>OPTION Included:</b>     <b>Window buck installation:</b> To be provided by other specialty trade contractor or Builder, not framer. Install 2x4 <b>bucks</b> (if vinyl or wood</p>	<b>Included</b>

	windows) or 1x bucks (if metal windows) to prepare window openings for waterproofing and installation.	
<b>OPTION Included:</b>	<b>Window installation:</b> To be provided by other specialty trade contractor or Builder.	<b>Included</b>
<b>OPTION Included:</b>	<b>Dropped or arched interior openings and niches</b> per plans where dotted lines and/or notes indicate them.	<b>Included</b>
<b>OPTION Included:</b>	<b>Other exterior framed wood or fiberglass/composite features:</b> - <b>Exterior wood or composite beams</b> are to be used <i>at the porch beams only</i> per plans (to have painted finish); material is to be smooth. - <b>Exterior wood or fiberglass columns</b> are to be used at the porches.	<b>Included</b>
<b>OPTION Not Included:</b>	<b>Use 2x4 spruce pine inner Afurring@ walls on certain first floor exterior walls</b> per plans (in areas where a Adouble wall@ is shown on the plans, which is a CBS outer wall with wood stud inner wall) in lieu of regular PT furring strips. This wall will be held away 3/4" off of the block wall, with a 1x4 PT horizontal nailer/furring strip to fasten to on the inside of the block wall at the top and bottom. The inner furring wall will be insulated later.	<b>Not Included</b>
<b>OPTION Not Included:</b>	<b>Stained wood soffit/rafters</b> to be completed using: 1x6 V-joint PT, Cypress or Cedar; plus use a 1x3 PT Afascia@ (there is no fascia board, the 1x3 is to be hidden by the roof drip edge material); in lieu of standard vented aluminum. Areas to be completed in this way: A) Front entry porch roof edge areas B) Others TBD  NOTE: The soffit (and rafters) will be stained the same color as the wood beams (in lieu of a painted system at that location).	<b>Not Included</b>
<b>6. TRUSSES</b>	<ul style="list-style-type: none"> <li>• <b>Roof trusses</b> to be pre-engineered and would include metal plates for where needed for bearing on masonry areas.</li> <li>• <b>Engineered wood beams</b> to be provided as required and per engineering requirements. All structural beams and columns are to be wood (no steel to be used unless otherwise noted below or required for engineering purposes).</li> <li>• <b>Connectors, hangers, buckets</b>, etc. to be provided per engineering requirements.</li> </ul>	<b>Included</b>
<b>OPTION Included:</b>	Truss design will allow for the following areas to have <b>special ceilings</b> : A) TBD trusses to create TBD ceilings in the TBD rooms. B) Attic storage trusses per plans (if any).	<b>Included</b>
<b>7. FIREPLACES</b>	<p>\$ <b>Screens</b> (if any) for the fronts are to be provided by Owner as part of the decor package for a more authentic treatment.</p> <p>\$ See plans for fireplace details.</p> <p>\$ <b>NOTE:</b> Gas fireplaces are to have a standard remote control included.</p>	<b>Not Included</b> <b>N/A</b>
<b>OPTION Not Included:</b>	<b>Isokern fireplace unit(s)</b> in the following locations: <b>Family room:</b> Isokern unit with masonry flue piping up through chimney, with buff color 4x8 firebrick (plan is to have a gas stub to this	<b>Not Included</b> <b>N/A</b>

unit...see gas section below). This is a masonry unit, not a premanufactured metal type (nicer look). NOTE: Unit to be installed so the bottom of the firebox opening finishes at the height shown in interior designer sketches and/or elevations - verify this as well as all material selections. <b>Others:</b> TBD	
<b>OPTION Not Included:</b> <b>Hearth/Mantel/Surround</b> for fireplace units.	<b>Not Included</b> <b>N/A</b>
<b>OPTION Not Included:</b> <b>Chimney cap(s):</b> Metal cap to be custom fabricated (per plan design) to fit around the flue liner (needs to cap over and Aflash@ the chimney and flue pipe for water protection).	<b>Not Included</b> <b>N/A</b>
<b>OPTION Not Included:</b> <b>Premanufactured metal fireplace unit(s)</b> in the following locations: TBD. Type of fireplace to be: TBD NOTE: Unit to be installed so the bottom of the firebox opening finishes at the height shown in interior designer sketches and/or elevations - verify this as well as all material selections.	<b>Not Included</b>
<b>8. WINDOWS AND SKYLIGHTS</b> <ul style="list-style-type: none"> <li>• <b>Fixed windows:</b> Some are to be fixed, depending on location and shape (locations per final window schedule).</li> <li>• <b>Window mullion patterns</b> are to conform to the plans and window schedule.</li> <li>• <b>Window transoms</b> (if any): Locations and shapes per final window schedule.</li> <li>• Exterior Doors, including <b>sliding glass doors</b>, are listed in Section 9. below.</li> </ul>	<b>Included</b>
<b>NOTE:</b> <b>Protective plastic</b> is to be installed on all glass panes by manufacturer or supplier.	<b>Included</b>
<b>NOTE:</b> <b>Fixed glass windows</b> , if any, are to be in sash and not direct set.	<b>Included</b>
<b>OPTION Included:</b> <b>Vinyl, double pane windows PGT equivalent</b> (in lieu of standard metal windows) front elevation windows to have simulated divided lite mullions applied on both sides of glass, in light tan color interior and exterior.	<b>Included</b>
<b>NOTE: Window waterproofing and installation instructions:</b> 1. Install 2x4 bucks (if vinyl or wood windows) or 1x (if metal windows) in opening. (NOTE: for frame walls, the housewrap material should fold into the window opening prior to buck installation) 2. Waterproof the sills only and up each side a minimum of 6 inches with peel and stick bituminous or comparable material 3. Install windows with solid Vulkem sealant on the flange of all sides, top and bottom of windows 4. Install Vulkem trowel on or comparable waterproofing material over the top of the flange/buck/wall connection on all 4 sides and screws used to install windows	<b>Included</b>
<b>OPTION Not Included:</b> <b>Aluminum clad wood, double pane windows</b> with raised mullions applied on both sides of glass, in the Family room, Casual dining room and Study (to be stained), verify wood species in each area and exterior color.	<b>Not Included</b>
<b>OPTION Included:</b> <b>Low E coating</b> on the interior of the double paned glass on certain windows (south and west exposures are more critical): TBD.	<b>Included</b>
	<b>Not Included</b>

<b>OPTION Not Included:</b> <b>Mitered glass window</b> using thick glass, all clear with TBD color frame finish in the plan locations shown and areas specified.	
<b>OPTION Not Included:</b> <b>Metal windows</b> - PGT Aluminum Single pane with raised exterior mullion, all with light grey tint glass and white frame color finish in the plan locations shown and areas specified.	<b>Not Included</b>
<b>OPTION Not Included:</b> <b>Skylights</b> in the following areas as described (shaft to fit between trusses).	<b>Not Included</b>
<b>OPTION Not Included:</b> <b>Glass block window</b> (8" x 8" units) in the TBD area per plans.	<b>Not Included</b>
<b>9. EXTERIOR DOORS AND TRANSOMS</b>	
<b>A. FRONT ENTRY DOOR SYSTEM:</b> See all details in the ALLOWANCES section below.	<b>See Allowances Section</b>
<b>B. EXTERIOR WOOD DOORS (with or without glass): To be customized to the floor plans.</b>	<b>Not Included</b>
<b>NOTE: Protective plastic</b> is to be installed on all glass panes by manufacturer or supplier.	<b>Included</b>
<b>OPTION Included:</b> <b>Exterior French doors</b> to be 1-3/4" thick unless otherwise noted, and to be fiberglass Bronze color, lite pattern per plans (single pane glass) in the following areas: <b>Pool Bath</b>  <b>NOTE:</b> <b>Removable sticking on French doors</b> is to be installed on the inside of the doors (not on outside).	<b>Included</b>
<b>OPTION Included:</b> <b>Detailed door specifications</b> applying to all exterior wood doors (unless otherwise noted in below or in the plans): <b>Jambs to be 6-9/16"</b> throughout made from Clear PT wood if not under cover, and clear fir or comparable if under cover. <b>Weatherstrip:</b> White color, except brown color for the piece on the T-Astragal only of double doors if these doors will be stained (verify). <b>Hinges:</b> 4" in size, 4 per door unit, made of solid brass, with <b>oil rubbed bronze</b> finish in lieu of standard (verify....and if not ORB, then need to reflect throughout other specs, such as door hardware). <b>Flushbolts</b> on the inactive side of double door pairs to be extended type generally, at tops and bottoms of doors, to be <b>oil rubbed bronze</b> in lieu of standard brass finish. <b>Thresholds</b> to be oak, custom made by the trim carpenter, not presupplied.	<b>Included</b>
<b>OPTION Not Included:</b> <b>Wood doors without glass</b> , constructed with clear fir material as follows:	<b>Not Included</b>
	<b>Not Included</b>



<b>OPTION Not Included:</b> 3-point locking hardware ( <b>GU brand</b> ) to be used only on the Indoor Loggia doors (2 pairs) and the family room arched doors (3 pairs), to have oil rubbed bronze in lieu of standard finish.	
<b>C. OTHER EXTERIOR DOORS (fiberglass, Vinyl or metal):</b> To be customized to the floor plans.	<b>Not Included</b>
<b>NOTE: Protective plastic</b> is to be installed on all glass panes by manufacturer or supplier.	<b>Not Included</b>
<b>OPTION Not Included: Detailed door specifications</b> applying to all other exterior doors (unless otherwise noted below or in the plans): <b>Jambs to be 6-9/16"</b> throughout made from Clear PT wood if not under cover, and clear fir or comparable if under cover. <b>Weatherstrip:</b> White color <b>Hinges:</b> 4" in size, 4 per door unit, made of solid brass with <b>oil rubbed bronze</b> finish in lieu of standard (verify....and if not ORB, then need to reflect throughout other specs, such as door hardware). <b>Flushbolts</b> (N/A as there are no double doors) on the inactive side of double door pairs to be extended type generally, at tops and bottoms of doors, to be <b>TBD color finish</b> in lieu of standard brass finish. <b>Thresholds</b> to be Aluminum, heavy gauge, presupplied with door.	
<b>D. GARAGE DOORS:</b>	
<b>OPTION Included:</b> <b>Garage doors</b> to be 8' tall, flush steel doors with 3-layer construction, <i>synthetic</i> door stop trim with rubber sweep. Standard track, torsion spring counterbalance system, inside lock and wind load to code.	<b>Included</b>
<b>OPTION Included:</b> <b>Decorative door trim:</b> Synthetic material applied to the doors to create design for authentic carriage door look; to be provided by Builder (design TBD). <b>NOTE:</b> Garage doors will need to be re-sprung by garage door installer after the molding is applied.	<b>Included</b>
<b>OPTION Included:</b> <b>Automatic openers:</b> 3/4 hp openers with belt drives (not chain drives) with 3 remotes and keyless entry.	<b>Included</b>
<b>OPTION Not Included:</b> Pre-fabricated wood or metal garage doors with wood or built in metal design for authentic carriage door look.	<b>Not Included</b>
<b>OPTION Included:</b> <b>Keyless entry system</b> (installed on garage door jamb).	<b>Included</b>
<b>E. SLIDING AND FOLDING GLASS DOORS:</b>	
<b>NOTE: Protective plastic</b> is to be installed on all glass panes by manufacturer or supplier.	<b>Included</b>
<b>OPTION Included:</b> <b>Sliding Glass Doors</b> (single pane) constructed with Aluminum, as follows: <b>Location(s):</b> Casual Dining. (4) sliding units (not pocketing) per plans; pre-painted bronze color. <b>Transom(s):</b> not included or applicable. <b>Weatherstrip:</b> White or bronze color per manufacturer. <b>Thresholds</b> to be supplied with doors (heavy gauge Aluminum).	<b>Included</b>

<p><b>OPTION Included:</b>     <b>Folding Glass Doors</b> (single pane) constructed with Aluminum, as follows:  <b>Location(s):</b>     Family Room.    (4) Four Folding units and Fifth out-swing.  <b>Transom(s):</b>     not included or applicable.  <b>Weatherstrip:</b>     White or bronze color per manufacturer.  <b>Thresholds</b> to be supplied with doors (heavy gauge Aluminum).</p>	<b>Included</b>
<p><b>10. ROOFING</b>  <b>GAF TIMBERLINE HD LIFETIME DIMN. SHINGLES.</b> Over self-adhered underlayment directly to plywood deck.</p>	<b>Included</b>
<p><b>OPTION Included:</b>     <b>Galvanized flashing and pre-painted drip edge</b> at all necessary areas (verify color:    bronze, almond or white).    See copper option below.</p>	<b>Included</b>
<p><b>OPTION Not Included:</b> Lifetile Monier, Hanson or comparable <b>color through concrete roof tile</b> in standard color, rolled roofing over heavy duty 30 pound felt; to be loaded by the roof tile installer. Color and style of roof tile per selections sheets; mortar color for Terra Cotta color roofs to be grey cement color with a small amount of charcoal oxide; other roof colors to have oxide color to reasonably match the tile color.    This roof to be in lieu of standard 30 year dimensional shingles.</p>	<b>Not Included</b>
<p><b>OPTION Not Included:</b> Altusa or Santa Fe <b>clay tile</b> in standard colors or approved alternate; installed with a foam on glue system (withstands high winds), over 90 pound rolled roofing hot mopped over heavy duty 30 pound felt (total 120 lb. underlayment); to be loaded by the roof tile installer.    Verify color and style of roof tile; mortar to be standard concrete with smaller amount of charcoal oxide added to deepen the color for authentic look.    The foam on system is to be done in lieu of using standard wood battens with fasteners which penetrate the roof.</p>	<b>Not Included</b>
<p><b>OPTION Not Included:</b> <b>Copper drip edge and/or flashing</b> in several high-profile areas such as at the front entry porch and TBD, or whole house (verify prior to ordering).</p>	<b>Not Included</b>
<p><b>OPTION Not Included:</b> Copper roofing on TBD areas.</p>	<b>Not Included</b>
<p><b>11. CEMENTITIOUS WALL FINISH</b>  <ul style="list-style-type: none"> <li>Portland cement-based product, with minimum 1/2-inch texture on block walls and 3/4 inch over galvanized lath on framed walls, with square edged corner bead throughout.</li> </ul> </p>	<b>Included</b>
<p><b>OPTION Included:</b>     <b>Textured finish</b> (sand finish, verify with Selim) in all areas.</p>	<b>Included</b>
<p><b>OPTION Not Included:</b>     Thin <b>skim coat</b> on the interior of all concrete block garage walls.</p>	<b>Not Included</b>
<p><b>OPTION Included:</b>     Cementitious finish on all <b>beams</b> at the covered entry and outdoor living area above the columns to match the home, and on any <b>masonry column posts (if any)</b> per plans.</p>	<b>Included</b>
<p><b>OPTION Not Included:</b> At the drive entry at the street, two <b>column posts</b> are to have cementitious finish to match the house (see other spec sections where cap and/or trim type, mailbox and structural aspects are defined).</p>	<b>Not Included</b>

<b>OPTION Not Included:</b> Pool foundation/retaining wall faces (if any), including the risers to steps in the rear of the home, would have cementitious finish to match the house, if they are included (see Section 3. Masonry and the plans to confirm).	<b>Not Included</b> N/A
<b>OPTION Included:</b> Cementitious finish bands on the exterior columns, (flat, sand finish) per plans.	<b>Included</b>
<b>12. PRECAST CONCRETE - SYNTHETIC TRIM - BRICK - STONE</b> <ul style="list-style-type: none"> <li>• <b>Precast concrete columns:</b> If masonry columns are used, then see all information above in Section 3, Masonry. Otherwise, see Options below.</li> <li>• <b>Brick wall veneer material:</b> None</li> <li>• <b>Stone (natural or cultured) material:</b> None.</li> <li>• <b>NOTE:</b> Verify if any fireplace or cooktop mantels, hearths or surrounds are to be precast concrete, Scagliola, carved Mexican or other stone (see selections and ALLOWANCES for more details). <b>None</b></li> </ul>	
<b>OPTION Not Included:</b> Cementitious coated synthetic trim (banding, sills, headers, etc.) in custom designed profiles to be used in lieu of standard cementitious banding in the following areas: TBD (all other areas not mentioned above as treated with decorative precast concrete trim). To be painted. <b>Profiles:</b> Per plans.	<b>Not Included</b>
<b>OPTION Not Included:</b> Exterior columns: <b>TBD:</b> 16"▽ tapering to 14"▽ textured cast stone columns, Tuscan style, buff color. <b>NOTE:</b> If other exterior columns are not noted here, then they are of another material and referenced elsewhere in the Specifications.	<b>Not Included</b>
<b>OPTION Included:</b> Decorative precast concrete trim (sills, headers, etc.) in TBD texture with custom designed profiles to be used in lieu of standard cementitious banding in the following areas (texture and color to match the columns): <b>A) Windows &amp; Doors deco Headers at front elevation:</b> <b>B) Columns base &amp; caps:</b> All exterior columns. <b>C) Window sills:</b> At all locations except transoms.	<b>Included</b>
<b>OPTION Not Included:</b> Interior columns: TBD	<b>Not Included</b>
<b>OPTION Not Included:</b> Retaining wall block in split face finish, TBD color (verify) stacked and pinned on a limerock bed will be used on TBD.	<b>Not Included</b>
<b>OPTION Included:</b> Decorative Shutters at windows: Board on Board Synthetic Shutters including hardware. Location per plans/elevations. (2 sets at front elevation).	<b>Included</b>
<b>OPTION Included:</b> Decorative exposed rafter tails. Synthetic painted material (profile per plans) Location: at roof eave at front of house only.	<b>Included</b>
<b>OPTION Included:</b> Decorative Brackets: Synthetic (Foam) painted material (profile & Size per plans) Location: Covered entry (4) brackets.	<b>Included</b>
<b>OPTION Included:</b> Decorative louvered shutters:	<b>Included</b>

Synthetic painted material (Bahama Style per plans) Location: Covered entry (3) sets.		
<b>13. PLUMBING</b> <ul style="list-style-type: none"> <li>• All <b>CPVC water piping</b> inside the home for all water lines and PVC for drains.</li> <li>• <b>Stops, supplies, fittings</b> (to match color of fixtures if exposed), and installation to be provided.</li> <li>• <b>Connect to existing meter</b> and use larger than normal <b>1-1/2" PVC feed line</b> from the County connection to the house (distance per site plan).</li> <li>• <b>Recessed water/drain connection boxes</b> in the wall for any washer and dryer locations.</li> <li>• A <b>shut-off valve for the kitchen refrigerator water line</b> is to be placed under the main kitchen sink or in another access area inside a base cabinet.</li> </ul>		<b>Included</b>
<i>OPTION Included:</i> <b>1" minimum pipe should be used for the water conditioning system loop and main water distribution trunk line in house</b> , in lieu of standard 3/4" (verify location prior to slab rough in), and a small <b>PVC drain line</b> is to be run from this location to tie into the nearest sewer drain line if the unit is inside.		<b>Included</b>
<i>OPTION Included:</i> <b>Plumbing fixtures:</b> Package based on standard Kohler products: A Free-standing soaker tub, (4) water closets, (5) lavatories, (1) standard tub, (1) island sink, (1) outdoor kitchen sink, (1) laundry sink.		<b>Included</b>
<i>OPTION Included:</i> <b>Shut off valves:</b> <b>A) Whole house shut off valve:</b> Install inside the garage or home somewhere near where the water supply enters the home (perhaps at the same location as a water conditioning system loop?). <b>B) Other shut off valves:</b> Install at each sink location for easy turn off (where cabinets exist only so it can be put in the cabinet out of sight).		<b>Included</b>
<i>OPTION Included:</i> <b>Hose bibs:</b> (4) four hose bibs on exterior walls.		<b>Included</b>
<i>OPTION Included:</i> <b>Water lines</b> for under counter refrigerators with icemakers, and for any dedicated icemaker unit. <b>Drain lines</b> for the same refrigerators/icemakers if gravity drains are required (verify prior to slab rough in).		<b>Included</b>
<i>OPTION Included:</i> <b>One electrical water heater</b> to be a 50-gallon standard. See location on plans.		<b>Included</b>
<i>OPTION Not Included:</i> <b>Separate irrigation</b> meter to provide water for landscaping.		<b>Not Included</b>
<i>OPTION Included:</i> <b>Plastic boxes</b> (not cardboard or wood) to be used as a form around all tub and shower traps (size to be 12" by 12" approx).    The roughed in plumbing is to be run into the box that is cast into the slab, then the top of the box is to be removed leaving the rest in place.    The pipe is to be sealed with low emitting, quick drying vulkem caulk (verify product type) where it enters the bottom of the box.    This will prevent a possible food source for termites and eliminate any organic material in these Awet@ areas.		<b>Included</b>
		<b>Not included</b>

<b>OPTION Not Included: Backflow preventer:</b> Required only if there is an irrigation well and the water supply is municipal (from the County system) - verify.	
<b>OPTION Not Included: Rinnai brand continuous water heating system:</b> Continuous tankless hot water internal system with vent to mount high on an interior garage wall (use the bigger capacity system of the two available). Heater supplied by gas subcontractor (Note that with this option a Heat Recovery system is not needed). <b>Health House Feature.</b>	<b>Not Included</b>
<b>OPTION Included: Air Hammer:</b> connections to dishwasher, IMB and washing machine with Air Hammer as required.	<b>Included</b>
<b>OPTION Included:</b> For quicker hot water to faucet locations, either: A) Plumb the house to have a <b>recirculating line</b> on water heater(s),	<b>Included</b>
<b>OPTION Included: 4" pipe sewer connection for up to 50 feet.</b>	<b>Included</b>
<b>OPTION Included: Water softener loop:</b> provide a water softener loop at main water line point of entry probably in the garage.	<b>Included</b>
<b>OPTION Included: Disposal connection:</b> garbage disposal connection in the kitchen.	<b>Included</b>
<b>OPTION Included: Shower Pan:</b> shower drain w/pan and standard valve system for the master bath, bath 3 and pool bath.	<b>Included</b>
<b>14. GAS</b> <ul style="list-style-type: none"> <li><b>Propane gas piping</b> on the inside of the house (and outside as needed) as required below:</li> </ul>	<b>Not Included</b>
<b>OPTION Not Included: One gas water heater</b> to be a 75 gallon, quicker recovery high 75K btu unit in lieu of standard.	<b>Not Included</b>
<b>OPTION Not Included: Other gas locations</b> (piping and connections as required): <b>A) Living room or family room:</b> Gas stub and connect to Owner=s gas log set. <b>B) Kitchen:</b> Cooktop. <b>C) BBQ:</b> Cooktop. <b>D) Outside:</b> Pool/spa equipment. <b>E) Gas dryer:</b> TBD.	<b>Not Included</b>
<b>OPTION Not Included: One Rinnai gas water heater,</b> continuous tankless hot water system to be mounted high on the wall of the garage and be the larger capacity internal unit with a vent that goes up through the roof. Also, run gas supply to this location and connect.	<b>Not Included</b>
<b>OPTION Not Included: Gas lamps</b> at two fixture locations: The front entry door area, one on the wall at each side of the entry. The fixtures cost would be charged to the ALLOWANCE for electrical fixtures, and the gas drop piping and installation in the walls would be included in the Specs.	<b>Not Included</b>
<b>15. AIR CONDITIONING AND VENTILATION</b> <ul style="list-style-type: none"> <li>Air conditioning and heating systems in the main house to have <b>separate units/zones;</b> service locations to be designed for maximum efficiency.</li> <li><b>Ducting</b> is to be foil faced, not mylar.</li> <li><b>Thermostats</b> to be digital programmable type (see Option below).</li> </ul>	<b>Included</b>

<ul style="list-style-type: none"> <li>• <b>Return air vents</b> direct return vents with filter grills in the central hallways and each bedroom.</li> <li>• <b>Exhaust fans</b> for all bathrooms to be included: NuTone LS-50 (quieter type) or equal units with no lights for the master and powder bath(s) (all others to be NuTone QT-80 units with no lights fans only).</li> <li>• <b>Kitchen cooktop/BBQ vent areas:</b> To have ducting run and be connected (2 locations).</li> <li>• <b>Air handling units</b> to be located per plans in attic space in as efficient a manner as possible.</li> <li>• <b>Condensing units</b> to be located per plans outside in as efficient yet remote locations as possible.</li> </ul>	
<b>OPTION Included:</b> 14.0 SEER systems at all locations for higher efficiency and energy savings, and for better warranty/lower maintenance costs long term.	<b>Included</b>
<b>OPTION Included:</b> Large flexible trunk lines and flexible runouts for all locations (rigid board to be used at plenums and other areas, if needed).	<b>Included</b>
<b>OPTION Included:</b> Honeywell touchscreen programmable HVAC thermostats.	<b>Included</b>
<b>OPTION Included:</b> Supply vents to be multi louvered type;	<b>Included</b>
<b>OPTION Included:</b> Anti-microbial duct board where any rigid duct board material is used (at returns, plenums, transition boxes, etc.) in lieu of standard fiberglass board for health benefits. Reminder: The duct system is all flex so there are very few areas where this is required.	<b>Included</b>
<b>OPTION Not Included:</b> Fresh air make up duct (only 20-40 CFMs) with a filter backed return grill in a porch ceiling or soffit, then run back to the return air side of each unit to help create positive pressure in the AC system and treat/control infiltrating air (one for each system).	<b>Not Included</b>
<b>OPTION Included:</b> All supply and return ductwork is to be covered/sealed during construction with fiberglass batt material to prevent dust and debris contamination during construction activities.	<b>Included</b>
<b>OPTION Not Included:</b> Heat recovery unit to recover hot water from the largest AC systems closest to the nearest water heater. The plumber would run insulated, 1/2" copper piping to link the water heater and AC system. The HVAC trade contractor would supply the heat recovery unit and connect at the AC unit.	<b>Not Included</b>
<b>OPTION Not Included:</b> Use 2-zone damper system on the following systems: A) Ground floor system covering master suite to living room: one zone to cover the master bedroom bath, the other zone to cover all other areas. B) Upstairs system: one zone to cover the game/media room, one zone to cover the other areas.	<b>Not Included</b>
<b>OPTION Not Included:</b> No early start up and use of air conditioning systems during construction is acceptable (use of portable or no AC equipment may be required).	<b>Not Included</b>
<b>OPTION Not Included:</b> Variable speed air handlers which allow the systems to run at a much lower speed more continuously, thereby creating less Air noise,@ less	<b>Not Included</b>

wear and tear (less maintenance) on the systems since the units don't start up and shut down as often, greater comfort since humidity is removed from the air more constantly, and better air quality since the air is filtered more continuously.	
<b>OPTION Not Included:</b> Upgraded larger/thicker cartridge type air filter systems such as Honeywell or Trane Perfect Fit, one for each AC system. Note that this is very effective with general dust control, airborne illness prevention, allergies, etc.	<b>Not Included</b>
<b>OPTION Not Included:</b> Aprilaire or Thermistor brand independent dehumidification unit(s) to tie into two HVAC air handlers in TBD location. These units bring in outside fresh air through separate intakes located in the underside of porch ceilings or soffits if possible (so the air is not as hot when it enters the home), filter it, dehumidify it, then send it into the home by feeding it into the supply side of the 2 HVAC units mentioned (2 of the treated air goes into each HVAC system). The unit has significant health and comfort benefits by helping to maintain the home at low relative humidity levels. It also contributes to more efficient HVAC functioning and creates positive pressurization in the home to help keep humid, allergen laden outdoor air from entering the home in an uncontrolled, unfiltered way. Note also that these 2 units connected to the independent dehumidification system would not need separate fresh air intakes since the independent dehumidification system serves that purpose (but the other system(s) in the home will still have fresh air intakes).	<b>Not Included</b>
<b>OPTION Not included:</b> Rough in lines (condensate, condensing unit, etc.) for a future wine room chiller unit/condenser in location TBD.	<b>Not Included</b>
<b>16. ELECTRICAL</b> <ul style="list-style-type: none"> <li>• Electrical system with all aluminum wiring unless otherwise customary for copper wiring elsewhere.</li> <li>• HVAC and other key equipment power needs are to be verified prior to rough in, and the wiring and circuit layout is to be sized appropriately.</li> <li>• <b>TECO underground service</b> is provided (see type of service option below).</li> <li>• The specified electrical system would also include the following <b>fixtures</b> which would NOT have to be purchased by the Electrical Fixtures Allowance (supplied as part of the Specifications/Electrician=s package): <ul style="list-style-type: none"> <li>- <b>Fluorescent lights:</b> with standard (not Aglobe@ type) wrap around covers and T80 bulbs per plans (garages and certain closets in the home).</li> <li>- <b>Flood lights:</b> Small/slim deluxe dual cone type with decorative hood, white housing color, per plan locations.</li> <li>- <b>Recessed can lights:</b> With slim, 5/8" white trim rings (thinner than standard) and gold interiors, 65W bulbs per plans.</li> </ul> </li> <li>• <b>Appliances to be connected/installed</b> (kitchen, utility, bars, (if any), etc.) and have appropriately sized electrical circuits (verify appliance electrical requirements prior to rough-in).</li> <li>• <b>switches and outlets</b> throughout.</li> <li>• <b>Door chime</b> locations per plans (chime fixtures by Electrical Fixture ALLOWANCE), two inside (one upstairs and one downstairs), and one outside at the loggia area (3 total).</li> <li>• <b>Circuit for the future pool pump equipment</b> is included (60 amp <i>not</i> standard 30 amp), other dedicated circuits (such as for refrigerators, etc. are to be provided as needed).</li> <li>• <b>Hanging, wall mounted and ceiling fan fixtures</b> are covered by the ALLOWANCES section.</li> </ul>	<b>Included</b>

<ul style="list-style-type: none"> <li>• <b>TV and Phone outlets</b> by separate A/V-home automation subcontractor, not the electrician.</li> <li>• <b>3 and 4 Way switches</b> to be used as shown on the final plans.</li> <li>• <b>NOTE:</b> Any additions or changes will be priced based on our standard unit price list.</li> <li>• <b>NOTE:</b> Structural floor and roof truss locations may dictate slightly different positioning of fixtures and recessed lighting locations than shown on the final plans.</li> <li>• <b>NOTE:</b> Special parts/equipment, handling, assembly, non-standard installation or other non-standard costs to install fixtures purchased by Owner=s Electrical/Gas fixture allowance may result in extra costs to Owner.</li> </ul>	
<b>OPTION Included:</b> <b>Service size: 200-amp panel/service</b> in locations per plans.	<b>Included</b>
<b>OPTION Included:</b> <b>Ground rod(s)</b> for the home to be (10') deep	<b>Included</b>
<b>OPTION Included:</b> <b>Single switch dimmers</b> in up to 13 locations in lieu of standard switches in locations per plans.	<b>Included</b>
<b>OPTION Included:</b> <b>Color of switches and outlets</b> to be: <i>light almond</i> throughout, except for switches and outlets as follows: in stained wood areas if any (verify prior to trim out) use brown color.	<b>Included</b>
<b>OPTION Included:</b> <b>Wall sconce/lamp fixture wiring and installation</b> with switches and circuits in locations per plans.	<b>Included</b>
<b>OPTION Included:</b> <b>Ceiling mount fixture wiring and installation</b> with switches and circuits in plan locations.	<b>Included</b>
<b>OPTION Included:</b> <b>Ceiling fan wiring and installation</b> with switches in locations per plans.	<b>Included</b>
<b>OPTION Included:</b> <b>Junction boxes</b> for future landscape lighting per plans.	<b>Included</b>
<b>OPTION Included:</b> <b>Exterior weatherproof outlets:</b> to be included per plans.	<b>Included</b>
<b>OPTION Included:</b> <b>Floor outlet(s):</b> per plans to have brass cover (not standard plastic) and include all under slab wiring and conduit.	<b>Included</b>
<b>OPTION Included:</b> Electrical circuit, wiring and connections for a <b>water conditioning system</b> at the appropriate location. Verify if other purification/filtration point of use systems or instant cold or hot water faucet systems have electrical requirements (if any, these units would be supplied and installed by the water conditioning system supplier).	<b>Included</b>
<b>OPTION Not Included:</b> <b>Jandy wiring (CAT 5)</b> as required.	<b>Not Included</b>
<b>OPTION Included:</b> <b>Undercabinet lighting</b> per plans, to be incandescent type (fixture and wiring supplied by Electrician).	<b>Included</b>
<b>NOTE:</b> <b>Smoke detector units</b> are hardwired by the electrical contractor.	
<b>OPTION Not Included:</b> <b>Subpanel and prewiring for generator:</b> Wire for this including connections and wiring for certain circuits/items in the home to run in an emergency mode. Verify location for the generator. Generator unit by Owner (size of generator to dictate what circuits can be installed in the generator subpanel). Alternatives: A) Do not connect any of the AC units to the generator, so that there is a maximum amount of lighting and other loads that can be included, and simply buy and keep portable AC	<b>Not Included</b>



units for use in emergency (a less expensive, smaller KW generator can be used if this approach is taken). B) Connect one or two of the AC units to the generator, with fewer lighting and other loads (this would likely require a more expensive, larger KW generator). Verify with Owner.	
<b>OPTION Not Included:</b> <b>Wire sizes</b> to be upgraded as follows: general wire in the house to be <b>No. 12</b> in lieu of standard No. 14; and HVAC wiring to be sized according to the requirements for the unit size, then <b>upsized</b> to the next bigger wire.	<b>Not Included</b>
<b>OPTION Not Included:</b> Add a rough in circuit for a <b>wine chiller unit</b> .	<b>Not Included</b>
<b>OPTION Not Included:</b> <b>Wiring and installation</b> for one or more electric <b>light lifts</b> (light lift units charged to the electrical fixtures allowance).	<b>Not Included</b>
<b>OPTION Not Included:</b> Use <b>upgraded recessed can lights</b> used from the standard size can to smaller 3.5" Amini@ cans for less obtrusive appearance in locations per plans: TBD.	<b>Not Included</b>
<b>OPTION Not Included:</b> Add wiring, circuit, & junction box for a future <b>heat pump pool heater</b> (60 amp).	<b>Not Included</b>
<b>OPTION Not Included:</b> <b>Split panels away from the meter</b> , if the meter and panel locations are not able to be located Aback to back@ (only a short distance split). Verify if needed.	<b>Not Included</b>
<b>OPTION Not Included:</b> Use <b>underground wiring in conduit</b> for certain outdoor items mentioned above (N/A)	<b>Not Included</b>
<b>OPTION Not Included:</b> Provide circuit and connect <b>indirect lighting</b> (Outwater Plastics incandescent Arope@ material to be supplied by builder) in other ceiling details TBD.	<b>Not Included</b>
<b>OPTION Not Included:</b> Add a <b>timer</b> inside the house, circuit/junction and connections for a small exterior Abubbler@ <b>water feature</b> .	<b>Not Included</b>
<b>OPTION Not Included:</b> Add a <b>timer</b> inside the house, circuit/junction and connections for a <b>fountain</b> in the front entry or drive area (verify).	<b>Not Included</b>
<b>17. SECURITY SYSTEM</b> <ul style="list-style-type: none"> <li>Contacts on all operable windows and doors; use smaller surface mount contacts (not the standard larger ones). No window frames are to be drilled to install security contacts.</li> </ul>	<b>Not Included</b>
<b>OPTION Included:</b> <b>8 zones</b> .	<b>Not Included</b>
<b>OPTION Included:</b> <b>Keypads:</b> 2 to be included.	<b>Not Included</b>
<b>OPTION Included:</b> <b>Motion Detectors:</b> 4 to be included.	<b>Not Included</b>
<b>OPTION Included:</b> <b>Smoke detectors</b> are to be included.	<b>Included</b>
<b>OPTION Included:</b> <b>Carbon monoxide detectors</b> are to be included.	<b>Included</b>
<b>OPTION Not Included:</b> <b>Glass break sensor(s)</b> (in locations TBD) and <b>panic button</b> (in the master suite on the sitting area side of the master bed location).	<b>Not Included</b>
	<b>Not Included</b>

<p><b>OPTION Not Included:</b> <b>Exterior door pool alarm</b> (on doors opening to pool deck) in lieu of pool fence barrier. Verify if this will be used (to be charged to Pool Allowance).</p>	
<p><b>18. HOME ELECTRONICS</b></p> <ul style="list-style-type: none"> <li>• <b>Structured Wiring:</b> See all details in the ALLOWANCES section.</li> <li>• <b>Audio/Video/Media systems:</b> See all details in the ALLOWANCES section.</li> </ul>	<b>Not Included</b>
<p><b>19. INSULATION</b></p> <ul style="list-style-type: none"> <li>• <b>Alfoil multi-layer (R4.1)</b> on the inside of the concrete block walls on the furring strips (installed by the framing contractor).</li> <li>• <b>R-11 batts</b> between the garage and the house.</li> <li>• <b>Polycell sealing</b> and caulking for all penetrations of exterior walls, windows and doors, and other necessary areas.</li> <li>• <b>NOTE:</b> If there is a wine room, the insulation and moisture barrier specifications are a minimum of R19 in walls and R30 in ceiling and a 6 mil vapor barrier on the outside (warm side) of the insulation. This room is to be priced out separately.</li> </ul>	<b>Included</b>
<p><b>OPTION Not Included:</b> <b>R-30 blown fiberglass</b> ceiling insulation and <b>R-19 batt fiberglass</b> frame wall insulation throughout.</p>	<b>Not Included</b>
<p><b>OPTION Included:</b> All penetrations, openings, gaps or any areas on the exterior wall envelope are to be sealed with low emitting, fast drying <b>caulking/sealer</b> (verify manufacturer and type of product). <b>Health House Feature.</b></p>	<b>Included</b>
<p><b>OPTION Included:</b> <b>Icynene or Demilec brand insulation (open cell foam insulation-</b> 5.5" open cell foam-top chord of roof above conditioned space. 3.5" open cell foam-curtain wall to close attic envelope and any exposed ext. block wall above truss line at conditioned space.</p>	<b>Included</b>
<p><b>OPTION Not Included:</b> <b>R-40 or greater blown fiberglass</b> ceiling insulation for greater insulating value.</p>	<b>Not Included</b>
<p><b>OPTION Not Included:</b> <b>Radiant barrier</b> to the underside of the attic areas in the main house, as well as over the main garage for cooler attic temperatures and energy efficiency (less heat gain from the attic to impact inside air).</p>	<b>Not Included</b>
<p><b>OPTION Not Included:</b> Ceiling insulation: <b>Environmentally sensitive open cell foam insulation (Bio-based brand)</b> to the underside of the attic areas, in wall cavities, etc. in lieu of standard insulation.</p>	<b>Not Included</b>
<p><b>OPTION Not Included:</b> <b>Core fill foam insulation</b> in all ground floor block wall cells for added insulating value and sound protection.</p>	<b>Not Included</b>
<p><b>20. CABINETRY, BUILT-INS AND COUNTERTOPS</b></p> <ul style="list-style-type: none"> <li>• See all details in the ALLOWANCES section</li> </ul>	<b>See Allowances Section</b>
<p><b>21. APPLIANCES</b></p> <ul style="list-style-type: none"> <li>• See all details in the ALLOWANCES section</li> </ul>	<b>See Allowances Section</b>
<p><b>22. OTHER INTERIOR ITEMS</b> (not mentioned elsewhere)</p> <ul style="list-style-type: none"> <li>• BoraCare treatment for termites to be applied to wood studs at framing stage.</li> <li>• Closet shelving. One wire shelf with hanging rod below in closets.</li> </ul>	<b>Included; Also See</b>

(4) 12" deep full shelves in pantry. (4) 16" deep full shelves in storage closet.	<b>Allowances Section</b>
<b>OPTION Not Included:</b> Additional <b>fiberglass</b> waterproofing membrane system in the floors of second floor walk in showers (if any); installed under the plumber=s normal drain pans for additional protection. NOTE: See also Section 24. OTHER EXTERIOR ITEMS for info on fiberglass membrane used on exterior decks.	<b>Not Included</b>
<b>OPTION Not Included:</b> Installation of a <b>wall or floor safe unit</b> . Verify location. Owner to supply the unit and Builder to install if unit info is provided prior to slab being poured.	<b>Not Included</b>
<b>OPTION Included:</b> <b>Seal all pipes and penetrations through the slab</b> where the concrete slab meets the pipe with low emitting, quick drying Vulkem caulk (verify product type). This will eliminate possible access points for termites or other pests.	<b>Included</b>
<b>OPTION Not Included:</b> 3/4" poured <b>Gypcrete subflooring</b> on all interior second floors (if any) for leveling, sound buffering, elimination of future squeaks, and solidity. Verify if any wood floors will be added upstairs, in which case Gypcrete would be deleted in those areas.	<b>Not Included</b>
<b>OPTION Included:</b> <b>Subterranean Termidor brand chemical termite treatment</b> is provided, applied to soil prior to installing visqueen and pouring the slab, with a <b>five-year warranty</b> from time of treatment (subject to separate termite treatment company terms).	<b>Included</b>
<b>OPTION Not Included:</b> <b>Built in pest control tube system</b> (in the walls) for insects other than termites.	<b>Not Included</b>
<b>OPTION Not Included:</b> Use <b>tumbled brick veneer finish</b> on TBD walls; to be installed after drywall.	<b>Not Included</b>
<b>OPTION Not Included:</b> <b>Radon vents</b> (2) to be provided in the slab to allow any potential radon to be captured and vented to the outside of the home. Vents to be created in 2 places per plan locations. Vent area to be created by excavating an 18" by 18" by 24" deep cavity and filling with french drain rock material, then inserting a 1-1/4" (+ or -) Awell point@ PVC pipe into the center extending to a depth of about 20". The PVC pipe will then be solid above the slab and extend up through the walls, terminating above the roof on the back elevation.	<b>Not Included</b>
<b>OPTION Not Included:</b> A <b>central vacuum system</b> , with standard hoses and TBD outlets total. Included as one of these outlets is a kitchen outlet in the base of the cabinets with a toe/foot kick on off switch at the outlet for sweeping crumbs, dirt, dust, etc. into. This system must be exhausted to the exterior of the home.	<b>Not Included</b>
<b>OPTION Not Included:</b> <b>Built in ironing board</b> , Broan AVD 50 NDR Deluxe Ironing Center with Broan AVD ORPN panel style, stain finished or painted door in the Laundry.	<b>Not Included</b>
<b>OPTION Not Included:</b> <b>Steel column posts and beams</b> if needed to be used per plans and in accordance with engineering requirements.	<b>Not Included</b>

<b>OPTION Not Included:</b> <b>Leaded or other decorative glass</b> and overlays (1/4") on: TBD	<b>Not Included</b>
<b>NOTE:</b> <b>Wall coverings, window treatments, fabric treatments, etc.</b> are provided by Owner.	<b>Not Included</b>
<b>23. DRYWALL</b> <ul style="list-style-type: none"> <li>Interior drywall is to be 1/2" thick (sag resistant CD board on ceilings and regular 1/2" on walls), with texture per below option notes.</li> <li>Concrete backer board (Durock or comparable installed by the tile setter), not drywall, is to be used in all tub/shower and walk-in shower areas (See Ceramic and Other Tile Allowance). <b>NOTE:</b> No Denshield will be used.</li> </ul>	<b>Included</b>
<b>OPTION Included:</b> <b>Exterior soffit board on exterior porch ceilings:</b> In the following area(s): None  <b>NOTE:</b> If an exterior porch ceiling is not mentioned above, then it may be treated with wood or synthetic T&G. See Section 26. <b>INTERIOR TRIM</b> for information on wood ceilings, if any.	<b>Included</b>
<b>OPTION Included:</b> <b>Window and/or door corner bead:</b> To be square edged throughout. (NOTE: Doors typically have wood casing).	<b>Included</b>
<b>OPTION Included:</b> <b>Other corner bead</b> (90-degree wall corners, beam edges, etc.): To be square edged throughout <b>except NOT in the following areas</b> (which are to be cased in wood and/or finished with 2" U.S. Gypsum baby bull or 3/4" standard radius (TBD) as noted): TBD	<b>Included</b>
<b>OPTION Included:</b> <b>Drywall Texture</b> throughout to be <b>Light Orange Peel</b> finish.	<b>Included</b>
<b>OPTION Not Included:</b> <b>Slick/smooth finish</b> drywall walls and/or ceilings in TBD locations.	<b>Not Included</b>
<b>OPTION Not Included:</b> Upgraded <b>Venetian Plaster wall finish</b> like model home package in the following areas (walls and ceilings...verify stop and start points): A) <i>Foyer and stair hall, Living room, Dining room and adjacent Gallery hall</i> (medium buff color TBD) B) <i>Powder bath</i> (Gold/red mix color) C) <i>Master bedroom, short hall and Master bath</i> (darker buff color TBD) <b>NOTE:</b> This work would be done by another trade contractor, not drywall contractor.	<b>Not Included</b>
<b>OPTION Not Included:</b> Upgraded <b>hand worked wall finish</b> (verify if gyp or plaster product, verify if premixed color or painted finish) like model home package in the following areas (walls and ceilings...verify stop and start points): A) <i>Indoor Loggia:</i> Add Lake Wales fine white sand to mix, then smoother texture with some imperfections similar to sand finish outside on cementitious walls (light buff color) B) <i>Family room, Casual dining room, Kitchen, Mudroom, Laundry and Hall outside Pool bath</i> (not in pool bath): heavy texture (deep buff color). <b>NOTE:</b> Verify if areas are to have paint/color pre-mixed (U.S. Gypsum plaster product) or use drywall Amud@ material.	<b>Not Included</b>

NOTE: This work would be done by another trade contractor, not drywall contractor.	
<b>24. OTHER EXTERIOR ITEMS</b> <ul style="list-style-type: none"> <li>Concrete coated, synthetic exterior trim. See Section 12 above.</li> <li>Precast concrete exterior columns. None.</li> <li>Gutters: See details in the ALLOWANCES Section below.</li> <li>Wrought iron specialty work (exterior): None</li> <li>Fountains: None</li> <li>Water conditioning/purification system. Loop only included</li> <li>Fencing, Railings and Gates: If any, see details in the ALLOWANCES Section below.</li> <li>Septic <b>System</b>: None</li> </ul>	See Other Sections; Also See Allowances Section
OPTION Included: <b>Waterproofing at windows</b> is by Mansouri DB. staff per more stringent than normal requirements (see Section 8. WINDOWS).	Included
OPTION Included: <b>Landscaping package.</b> See details in the ALLOWANCES Section below.	Included
OPTION Not Included: <b>Pool package.</b>	Not Included
OPTION Not Included: Provide a <b>capillary break in the form of a waterproof coating</b> (need to verify requirements for this with the Health House inspector prior to install) to all foundation wall areas where they will be below final grade level. <b>Heath House Feature.</b>	Not Included
OPTION Not Included: <b>Waterproofing coating</b> on walls where a room or tub deck area is at or below adjacent outside grade.	Not Included
OPTION Included: <b>Shutters</b> with shutter dog hardware and hinges (non-operable), ordered and custom fitted after all window openings are complete, made using PVC or comparable synthetic material (low maintenance). See section 12 for locations and details	Included
OPTION Not Included: <b>ABug Free Backyards@</b> mosquito control system. This is a misting system that is installed in discreet locations and runs on a timer.	Not Included
<b>25. INTERIOR DOORS</b> <ul style="list-style-type: none"> <li><b>Interior doors</b> to be smooth, solid material (but could be hollow in some areas).</li> <li><b>Pull down ladder type stairs and/or attic accesses</b> per plans.</li> </ul>	Included
OPTION Included: Use solid "LDF or equivalent" doors, except for the following areas: closets	Included
OPTION Not Included: <b>ASpecial@ interior doors:</b> <ul style="list-style-type: none"> <li>A) Wood stained doors - None</li> <li>B) Doors with decorative type applied molding in lieu of the standard LDF panel profile (much heavier door). - None</li> <li>C) Interior French doors: None</li> </ul>	Not Included

<b>NOTE:</b> If any of these doors are included, they will be incorporated into the Option immediately above. <b>NOTE:</b> If there is a wine room door, it will be covered by and charged to the wine room Allowance. The wine room door will have weatherstripping, including the threshold.			
<b>OPTION Included:</b> upgraded 1-3/4" thickness (same panel design) for Garage to Mudroom door only. With a 20min. fire rating.			<b>Included</b>
<b>OPTION Not Included:</b> Upgrade the <b>interior door hardware</b> (hinges, etc.) to oil rubbed bronze color finish in lieu of standard polished brass (verify).			<b>Not Included</b>
<b>OPTION Included:</b> The doors between the house and non-airconditioned spaces (such as the garage and attic storage areas) are to have <b>weatherstripping</b> to tightly seal the non-airconditioned space from the main home.			<b>Included</b>
<b>26. INTERIOR TRIM &amp; STAIRS</b> <ul style="list-style-type: none"> <li><b>Standard moldings</b> (which are actually upgraded from normal) are listed below in the chart. Changes to these moldings (ex: size or stain grade vs. paint grade) and/or additional moldings to be used are shown in the Options immediately following the chart.</li> </ul>			<b>Included</b>
TYPE	DESCRIPTION - MATERIAL SELECTION	LOCATION INCLUDED	
			<b>Included</b>
<b>Base # 1</b>	Upgraded 5-1/4" smooth paint grade laminate baseboard (verify profile from available choices)	Throughout 1st floor (if any)	<b>Included</b>
<b>Interior Door Casing</b>	3-1/4" wide: smooth paint grade laminate (verify profile from available choices)	Throughout door openings only (windows are not cased unless added by Options below)	<b>Included</b>
<b>Window sills</b>	Upgraded laminate sills with returned edges and 3-1/4" casing aprons in smooth paint grade poplar	Throughout	<b>Not Included</b>
<b>Crown mold #1</b>	7" wide: smooth paint grade laminate (verify profile from available choices)	Master bedroom & bath, dining room and entry area.	<b>Included</b>
<b>Crown mold #2</b>	5" wide: smooth paint grade laminate (verify profile from available choices)	Covered entry, outdoor living Master bedroom & bath, pool bath and dining room.	<b>Included</b>
<b>Shoe mold</b>	9/16" in size (paint grade material)	Throughout at hard surfaced floors	<b>Not Included</b>
<b>OPTION Not Included:</b> Stained moldings in TBD areas.			<b>Not Included</b>
<b>OPTION Not Included:</b> Interior wood columns.			<b>Not Included</b>

<b>OPTION Not Included:</b> Wood casing on windows.	<b>Not Included</b>
<b>OPTION Not Included:</b> Additional moldings (crown, chair rail, etc.)	<b>Not Included</b>
<b>OPTION Included:</b> Wood embellishments to ceiling details: (3) boxed wood beam wraps + (2) half boxed wood beam wraps. Optional premanufactured synthetic beam.	<b>Included</b>
<b>OPTION Not Included:</b> Built in shelving (to be painted) in the following locations: TBD.	<b>Not Included</b>
<b>OPTION Included:</b> 1"x6" V-joint smooth synthetic or wood painted ceilings on the covered entry and outdoor living (in lieu of exterior soffit board) (verify direction, front to back or side to side). Small crown/bed mold to be used: 5"	<b>Included</b>
<b>OPTION Not Included:</b> Cedar closet veneer (6" siding type) material added to back wall of closet.	<b>Not Included</b>
<b>27. CERAMIC AND STONE TILE</b> <ul style="list-style-type: none"> <li>See all details in the ALLOWANCES section.</li> </ul>	<b>See Allowances Section</b>
<b>28. OTHER FLOOR COVERINGS</b> <ul style="list-style-type: none"> <li><b>Carpet:</b> See all details in the ALLOWANCES section.</li> <li><b>Hardwood flooring:</b> See all details in the ALLOWANCES section.</li> <li><b>Garage floors</b> to be cleaned first and then sealed with standard color epoxy paint (beige color).</li> <li><b>NOTE:</b> See Drives, Decks and Walks section for information about outdoor flooring surfaces.</li> </ul>	<b>Included; Also See Allowances Section</b>
<b>OPTION Not Included:</b> 2 <sup>nd</sup> coat of epoxy paint on garage floors for fuller body finish.	<b>Not Included</b>
<b>OPTION Not Included:</b> Brick flooring: In the wine room (verify thickness of brick to achieve proper slab recess).	<b>Not Included</b>
<b>29. PAINT</b> <ul style="list-style-type: none"> <li><b>Exterior cementitious walls</b> are to be primed, windows and doors caulked as needed, apply 2 coats of finish paint to all exterior paintable surfaces. (Material: Sherwin Williams Super Paint).</li> <li><b>Exterior trim</b> (fascia, soffit, beams, columns, and modillions/brackets, etc.) would be primed (if not already pre-primed) and finished with two coats of Sherwin Williams Paint.</li> <li><b>Interior wall and ceiling</b> prime all drywall, caulk and prep all trim, baseboards, door casings and crown moldings. Apply 2 coats of finish paint to ceiling, walls, baseboards, crown molding and doors. (Material: Sherwin Williams Super Paint).</li> </ul>	<b>Included</b>
<b>OPTION Not Included:</b> Up to 5 different interior wall and/or ceiling colors to provide variation.	<b>Not Included</b>
<b>OPTION Not Included:</b> Stain and seal all exterior wood ceilings (if any).	<b>Not Included</b>
<b>OPTION Not Included:</b> Notwithstanding the above specifications, <b>paints to be avoided:</b> paints with ethylene glycol and acid cured polyurethane finishes.	<b>Not Included</b>

<b>OPTION Not Included: Stain exterior doors as follows:</b> A) Exterior side: TBD. B) Interior side: TBD	<b>Not Included</b>
<b>OPTION Not Included: Stain interior doors as follows:</b> A) Exterior side: TBD. B) Interior side: TBD	<b>Not Included</b>
<b>OPTION Not Included: Stain other trim:</b> TBD. See the Interior Trim section for other information about areas to be stained (base trim, casing, crown mold, etc.). All stained trim will have normal sealer coats.	<b>Not Included</b>
<b>OPTION Not Included: Antique wash finishes</b> on the following items to enhance the home: Shutters: TBD. Trim moldings: TBD.	<b>Not Included</b>
<b>30. MIRRORS AND GLASS ENCLOSURES</b> • See all details in the ALLOWANCES section below.	<b>Included</b>
<b>31. FINISH HARDWARE</b> • <b>Door and miscellaneous hardware:</b> See all details in the ALLOWANCES section below. • <b>Metal bath accessories:</b> See all details in the ALLOWANCES section below.	<b>Included</b>
<b>ALLOWANCES</b> <span style="float: right;"><b>\$62,500 Total</b></span>	
• To cover all Material and Labor for the descriptions below, unless otherwise noted. • Any amounts shown with A 0 A are not included (no funds allowed for them in the quote).	
<b>APPLIANCES</b> • See separate final approved listing (by Owner). <ul style="list-style-type: none"> <li>Stainless steel vent hood liner (in kitchen and BBQ area) to provide a nonflammable surface within the underside of the structure.</li> <li>Bosch or equivalent Washer and Dryer.</li> <li>Garbage disposal</li> <li>Viking or equivalent dishwasher and refrigerator.</li> <li>Viking or equivalent range/oven, microwave.</li> <li>Material only, plus non-standard appliance assembly labor.</li> </ul> NOTE: Appliance locations are established early and may not be able to be changed easily due to electrical, plumbing, and framing requirements already set. (Need to verify if instant cold or hot water faucet systems, if any, are to be supplied and installed by the water conditioning system supplier).	<b>\$13,000</b>
<b>BUILT-INS</b> <b>To cover all work</b> for locations sometimes not built by the Cabinetry supplier (built by the Trim or other Specialty trade contractor). This allowance covers items not already included in the cabinetry or interior trim sections of the specifications. <b>Locations typically included</b> (if they exist): Study/Library cabinets and shelving, Mud Room or master bath cabinetry, others TBD, although these locations also could be supplied	<b>\$1,200</b>



<b>CABINETRY</b> <ul style="list-style-type: none"> <li><b>General specs:</b> MDF or High-Density Particle Board boxes with raised panel or comparable doors, all exposed ends to have door panels to match cabinetry finish, pulls and other hardware to be included from standard selections, file drawers and other options per plans. Drawer fronts to be paneled, not flush. kitchen upper cabinets to be upgraded 42" high, unless noted differently below. Cabinets to be installed in kitchen, Laundry, master bath, bath2, bath3 and pool bath.</li> </ul>	<b>\$25,000</b>
<b>CARPETING</b> <ul style="list-style-type: none"> <li>Carpeting in the following locations: All bedrooms and related closets except for the master closets.</li> </ul>	<b>\$3,600</b>
<i>OPTION Not Included:</i> All carpet is to be aired out and ventilated at the suppliers= warehouse prior to being installed (rolled out and left to breathe, then rolled up and delivered to the job for installation).	<b>Not Included</b>
<i>OPTION Not Included:</i> All carpet must have the AIAQ label from the Carpet Rug Institute.	<b>Not Included</b>
<i>OPTION Not Included:</i> All carpet is to be 100% nylon yard system, polyester or wool pile.	<b>Not Included</b>
<i>OPTION Not Included:</i> All carpet must have the following minimum specs: greater than or equal to 100 stitches per square inch, 12 gauge or higher, nap height less than 0.5 inch, small seams are to be permanently chemically welded.	<b>Not Included</b>
<i>OPTION Not Included:</i> No glues to be used for installation of carpet unless they are a factory supplied, non-wet, low VOC adhesive.	<b>Not Included</b>
<b>CERAMIC AND STONE TILE</b> <ul style="list-style-type: none"> <li><b>Stone Tile flooring</b>, with installation (and sealers, if desired).               <ul style="list-style-type: none"> <li>Locations: Per designer selection sheets.</li> </ul> </li> <li><b>Ceramic or Porcelain Tile flooring</b>, with installation (and sealers, if desired).               <ul style="list-style-type: none"> <li>Locations: Per designer selection sheets.</li> </ul> </li> <li><b>Other Ceramic and Stone Tile</b>, with installation:               <ul style="list-style-type: none"> <li>Locations: Bath area tub/showers walls, all walk in shower walls, locations per designer selection sheets.</li> </ul> </li> <li><b>Tile backer material (Durock or comparable)</b>, with installation: Locations: Bath tub/shower walls, all walk in shower walls and ceilings of enclosed showers.</li> <li><b>Design patterns, niche locations, tiled seats</b> per selection sheets (require extra layout and labor charges).</li> </ul>	<b>\$17,400</b>
<b>COUNTERTOPS</b> <ul style="list-style-type: none"> <li><b>General specifications:</b> All sub tops are to be supplied by the Cabinetry trade contractor if needed. Finishes to be addressed: edge types/thicknesses, cut outs, undermount sinks or not, backsplashes</li> <li><b>All solid (Granite, Corian/Other similar) surface tops are charged to this Allowance;</b></li> <li><b>Special notes</b> regarding included locations and finishes: See designer selection sheets.</li> </ul>	<b>\$5,000</b>
<i>OPTION Not Included:</i> Any product that has composite or particle board is to be completely sealed with laminate, melamine or other non-permeable veneer.	<b>Not Included</b>
<i>OPTION Not Included:</i> Any composite or particle board products should be constructed with phenol-formaldehyde or diisocyanates glues, rather than urea-formaldehyde and should meet HUD's formaldehyde emission standards.	<b>Not Included</b>

<b>ELECTRICAL FIXTURES</b> <ul style="list-style-type: none"> <li>Material only, to include wall and ceiling mount electrical fixtures, light lifts (if any), as well as ceiling fans and any door chimes.</li> <li>Recessed cans, floods, fluorescents, and undercabinet fixtures are in the Electrical Specifications and not to be purchased by this Allowance.</li> </ul>	<b>\$2,000</b>
<b>FENCING, RAILINGS AND GATES</b> <ul style="list-style-type: none"> <li>Exterior site fencing and gates, if any.</li> <li>Pool deck railings and gates (at deck edge) are required, assuming no screen enclosure is to be used.</li> </ul>	<b>Not included</b>
<b>FRONT ENTRY DOOR SYSTEM</b> Material and thickness: 1-3/4" or 2-1/4" - TBD To come pre-hung in 6-9/16" clear fir jamb, with 4 solid brass (not steel) 4" hinges (TBD color) - white weather stripping, except brown at T astragal (if any). Threshold to be Oak by trim trade contractor, no brickmold (verify design). Glass transom (if any) above door provided in either Window package or by Allowance (note here). <b>NOTE: Protective plastic</b> is to be installed on all glass panes by manufacturer or supplier.	<b>\$3,000</b>
<b>GUTTERS</b> <ul style="list-style-type: none"> <li>To be used as needed (verify after the structure is framed and dried in to determine needs).</li> <li>Prefinished color of the gutters to match the fascia as closely as possible, and the downspout color will match the wall as closely as possible.</li> <li>Style and type to be verified: OG type at fascia edges, standard downspouts.</li> </ul>	<b>\$1,300</b>
<b>HARDWOOD FLOORING</b> Engineered hardwood flooring in lieu of tile as an option. Use the same allowance (\$17,400)	
<b>OPTION Not Included:</b> After hardwood floor finish is applied, isolate and <b>ventilate the areas to remove fumes.</b>	<b>Not Included</b>
<b>LANDSCAPING PACKAGE</b> Standard Sod, irrigation/sprinkler system, mulch. <ul style="list-style-type: none"> <li><b>Light hardscape, plants and trees-</b> By Owner</li> <li><b>Underdrains</b> – By owner</li> <li><b>Tree trimming and EPC approved wetland cleaning/clearing:</b> By Owner.</li> <li><b>New plantings</b> to include trees, foundation shrubs and beds, and sod. By Owner</li> <li><b>Irrigation system</b> as required to properly water zones (segregate so plants needing like amounts of water are on the same zones based on landscape plan). <b>NOTE:</b> Irrigation system should be hooked up to the irrigation meter or well, if any (verify).</li> <li><b>Landscape lighting:</b> None - N/A</li> </ul>	<b>\$6,000</b>
<b>OPTION Not Included:</b> <b>Non-allergenic and pest resistant species</b> of plants and trees are to be emphasized in plant selections.	<b>Not Included</b>
<b>METAL BATH ACCESSORIES</b> <ul style="list-style-type: none"> <li><b>NOTE:</b> Need to make sure the hardware coordinates with hinges and other metal hardware already purchased.</li> </ul>	<b>\$1,500</b>

<ul style="list-style-type: none"> <li>• Installation as well as the material to be charged to Allowance.</li> </ul>	
<b>MIRRORS &amp; GLASS ENCLOSURES</b> <ul style="list-style-type: none"> <li>• Mirrors throughout at vanity areas (except not in the Powder bath(s), which are typically provided by Owner as part of their furnishings).</li> <li>• Glass shower doors and panels per plans (if any) are to be made with clear glass. For single doors in walk in showers, with 84" height; to be frameless type doors with hinge/other trim to match plumbing fixtures in the same area.</li> <li>• All other tub/shower areas are assumed to have curtains by Owner (as part of the furnishings package)</li> </ul>	<b>\$4,000</b>
<b>POOL PACKAGE</b> Not included	
<b>WATER CONDITIONING - PURIFICATION SYSTEM</b> Not included only the water softener plumbing loop is included	
<b>WELL</b> Not included	