



REUNION RESORT

STANDARD CONSTRUCTION SPECIFICATIONS FOR MR SHIPLEY

FEATURES

- Three Story Residence Mediterranean Style. Not to exceed 3500SF
- 4 Bedrooms, 4.5 Bath, Foyer, Kitchen, Breakfast Nook, Family Room, Laundry Room, Bonus Room
- 2 Car Garage
- Summer Kitchen
- Fireplace in Family Room
- Rental ready per Reunion guidelines.

SCOPE OF WORK

PRE-CONSTRUCTION

- All County Permits and Impact Fees
- Reunion Featured Builder 8% Royalty fee
- All Architectural and Construction Drawings
- All Site Surveys
- 2/10 Home Warranty
- Builders Risk Policy

FOUNDATION:

- Reinforced concrete slab with visqueen moisture barrier.
- Interior bearing wall footings using 3000 PSI steel reinforced concrete.
- Termite treatment under slab.

EXTERIOR STRUCTURE:

- Concrete block 1ST Floor with steel reinforced rods, Wood Frame 2nd Floor.
- Reinforced concrete beams utilizing 3000 PSI concrete (1st floor)
- Engineered Southern Pine roof trusses @ 24" on center, steel strapped to masonry and framed walls.
- 30 year Algae Resistant, Dimensional singles (Choice of standard colors).
- 30# fiberglass felt, over OSB roof sheathing.
- 24 Gauge galvanized wall & valley flashing.
- Aluminum eave drip edge standard color.
- Light textured stucco or Lap siding exterior per plan, primed and painted with exterior latex paint with accent color on bands. (Per Resort color chart)
- One coat sealer and two coats exterior finish acrylic flat latex paint on exterior wood surfaces.
- Exterior Porches Ceiling (ESB) knockdown finish.
- Exterior Porch / Lanai floor finishes, painted & textured
- Fascia, 2 x 8 wood
- Soffit stucco with continuous PVC ventilation mounted next to facial
- Columns where applicable.
- Decorative porch railings where applicable.

INTERIOR WALLS:

- Load bearing walls 2"x 4" wood studs @ 16" o.c., secured in accordance with code requirements to prevent uplift.
- Non-load bearing walls minimum 2"x 4" wood studs @ 16" o.c. over 2" x 4" PT wood plate.
- 1" x 2" PT vertical furring strips @ 16" o.c. on concrete block walls.
- 1" x 4" PT window and door wraps on concrete block walls.
- 1/2" Gypsum wallboard on walls and ceilings with.
- Interior Walls installed with round/square corner bead.
- Dura-rock wallboard in all bath wet areas.
- Orange peel finish on all walls and Knockdown finish on ceilings.
- Garage walls and ceilings completely finished. Painted stucco on block and painted drywall on framed walls.
- Two color walls, One color ceilings, One color trim.

WINDOWS, DOORS and HARDWARE:

- Aluminum single hung windows, white/bronze finish
- Aluminum sliding glass doors, white/bronze finish
- Therma-Tru energy efficient fiberglass front entrance doors
- 8' Solid Core interior doors.
- Schlage Plymouth style single cylinder deadbolts with thumb turn on exterior doors. (Oil Rubbed style for Mediterranean Style elevation)
- Schlage Plymouth style handle set on front door.
- Schlage Plymouth style hardware on all interior doors. (Oil Rubbed style for Mediterranean Style elevation)

AIR CONDITIONING and INSULATION:

- Energy Star rated high efficiency Central Air Conditioning and electric heat pumps. 13 Seer rating
- Equipment sized to meet loading and efficiency per code.
- All walk-in closets air-conditioned.
- Exhaust venting in each bathroom.
- R-30 cellulose loose-fill ceiling insulation.
- R-19 fiberglass batts insulation in exterior framed walls.
- R-4.3 insulation on all exterior concrete block walls.
- Caulked and foam sealed windows and openings.

ELECTRICAL:

- 200 Amp minimum electrical service with circuit breaker panel.
- Copper wiring throughout.
- Decora series paddle switches and receptacles (quantities and locations as required by code).
- Seven (7) paddle fan outlets.
- 15 Hi-Hat cans per plan, includes standard bulb and white recessed trim with black baffle.
- Three exterior WP GFI receptacles.
- Designer fixture package provided. (Excluding Hi-Hats).
- Pre-wiring for six (6) telephone outlets, six (6) computer network outlets with central distribution box, Six (6) cable TV outlets. Cat 5e wiring.
- Security system on all doors and windows includes one (1) control panel.
- Smoke detectors, as required by city code.
- Surround sound pre-wire.
- Door Chime
- Magnetic swipe front entry door system.

PLUMBING (All quantities and layouts per plans)

MASTER BATHROOM: Standard Colors

- Elongated Kohler Water closet with seat.
- Kohler bidet
- Moen lavatory Faucets.
- Moen Posi-Temp Shower Faucet.
- Whirlpool Tub sized per plan.
- Moen Roman Tub Valve.

POWDER ROOM: Standard Colors (Where applicable)

- Elongated Kohler Water Closet with seat
- Kohler Lavatory
- Moen Lavatory Faucet.

SECONDARY BATHROOMS: Standard Colors

- Elongated Kohler Water Closet with seat
- Moen lavatory Faucets.
- Kohler Villager Cast iron Tub (where applicable)
- Posi-Temp Moen Tub & Shower or Shower valve (where applicable)

KITCHEN:

- 50/50 under mount Sink
- Moen Pull out Faucets.
- 1 ¾ hp Garbage Disposal.
- Iceline recessed connection
- Dishwasher connection

MISCELLANEOUS:

- Built-In Gas BBQ Grill with sink.
- Water Heaters sized to meet requirements.
- Two (2) Exterior Hose Bibbs.
- All waste lines to be PVC, all water lines to be CPVC.
- Washing machine & Dryer hookups in laundry
- One drop-in laundry sink
- Pre-Plumbing for water filter system.

CABINETS and INTERIOR TRIM:

- Interior millwork to be paint grade throughout.
- Door Casings: (3 ¼")
- Base: Victorian (5 ¼")
- Crown: (5 ¼") In the Foyer, Living areas & Master Bedrooms 1 & 2.
- Chair rail molding in Dining Room
- All interior millwork painted with one prime coat and two (2) finish coats of oil base. Choice of one (1) color.
- Designer Kitchen Cabinetry per plan choice of finish:
- Designer Bath cabinets choice of finish.
- Laundry Room cabinets with solid surface tops.
- Granite / Marble Kitchen countertops with decorative edges and 4" Backsplash
- Granite / Marble Master Bath vanity tops.
- Secondary Bath tops to be Marble / Granite.
- Window casing and sills.
- Vented Shelving in all closets.
- Towel and toilet paper holders in all baths.
- Stairs: Stained Hardwood treads, painted risers
- Railings: Stained Hardwood railings with painted spindles or wrought iron railings per plan.

APPLIANCES: (See Allowances)

- Stainless steel side by side Refrigerator / Freezer with ice & water
- Bosch 30" stainless steel 2 in 1 Combo: Oven, Microwave.
- Bosch 30" 4 element gas Cook Top.
- Bosch stainless steel Dishwasher
- Washer
- Dryer.
- Cook top ventilation with hood.
- BBQ Grill

FLOORING:

- Master Bath: Travertine Marble tile includes bath floor, shower walls and tub deck with matching Listello.
- Secondary Bathrooms tile includes: bath floors, perimeter of tub and shower walls (7' height). \$2.50 material allowance with matching Listello.
- Other flooring includes tile in Foyer, Family Room, Kitchen and Laundry.
- Carpeting in Master Bedroom, Secondary Bedrooms and Closets with \$20 per square yard allowance

ADDITIONAL ITEMS:

- 1/4" clear plate glass mirror with wood casing the length of vanities in all baths
- Frameless line Aluminum Shower enclosures in all shower stalls, standard height, with clear glass
- One (1) garage door opener with remote controls.
- Fully sodded lot with automatic sprinkler systems
- Architect designed landscape provided per Ginn ACB guidelines & approval.
- 6" Standard Gutters where needed per plan.
- Pavers standard on driveways & walkways
- Pool & Spa sized per lot.