

Specifications

803 Waverly 2104 Sq Ft Per Unit – 4 units total

3 bedroom, 3 ½ baths

2 car attached

4th floor roof top terrace

Attic

Decked with plywood where needed for additional storage \$0.00

Decking includes a Radiant Barrio "Tech-Shield" to stop heat build up in attic \$0.00

Ceilings

9' 1st floor, 10' 2nd floor, 9' 3rd floor, 8' 4th floor \$0.00

Climate Control

Honeywell High Performance media filters for better air quality \$0.00

Humidity reducing exhaust fans \$0.00

R-8 Duct work for increased energy savings \$0.00

Dampers for air balancing \$0.00

High efficiency Lennox 14 Seer AC for smooth quiet operation \$0.00

Honeywell digital 4 event 7 day thermostats \$0.00

Electrical

"GFCI" outlets are installed near all wet areas to prevent accidental shock from small appliances \$0.00

200-amp service installed to handle today's electronics and provide efficient service for upgrading \$0.00

"Arc-Fault" breakers installed in all bedrooms to prevent accidental shock	\$0.00
110 Volt smoke detectors with battery	\$0.00
Ivory Decora (Rocker type) switches used throughout	\$0.00
Copper wiring used throughout home for safe life long reliability	\$0.00
Home is grounded with copper rod driven 6' into the ground to assist in lightning protection	\$0.00
Breaker box has main cut off switch to disconnect entire home from power source	\$0.00
Prewired and trimmed for multi-line telephone usage	\$0.00
Prewired for Cable TV - all outlets are run to a "Smart Panel" in the master closet	\$0.00
Recess cans are included per plan	\$0.00
Overhead electrical service to house from existing power lines	\$0.00

Entry

Wood flooring	\$0.00
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Exterior

Gutters where needed	\$0.00
Cement Board used on all exterior trim 50 Year warranty	\$0.00

Fireplace

Marble tile surround	\$0.00
Gas log fireplace	\$0.00
Custom built Mantle	\$0.00

Flooring

Oak wood flooring—per plans	\$0.00
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Tile in baths
Carpet in bedrooms
Oak treads on stairs

Foundation

Slab on grade with beams	\$0.00
Engineer inspected at all phases with letter of approval	\$0.00
Foundation designed and certified by structural engineer	
Soil Sample used to engineer foundation.	

Framing

Corner blocks for added strength	\$0.00
Fire blocking	
Truss hangers and joist hangers to ensure stability	\$0.00
Plywood tongue and grove decking	\$0.00
Engineered floor trusses for second floor on 19" Centers	\$0.00
Laminated beams where needed for structural support	\$0.00
Roof and Ceiling framed using 2x6 and 2x8	\$0.00
Hurricane straps throughout for a safe home in all weather	\$0.00
Plywood used on 100% of exterior for a "Super Strong" structure	\$0.00
Steel anchor bolts are used to attach base plate to foundations	\$0.00
All framing on 16" centers using top grade materials	\$0.00
DOW Sill under all exterior base plates to eliminate draft	\$0.00

Window wrap on top and sides of windows \$0.00

Garage

Steel door \$0.00

Garage door opener with remotes \$0.00

Garage door opener wall switch \$0.00

Wall paint flat \$0.00

Greatroom

Surround sound prewire (equipment not included) \$0.00

Oak wood flooring \$0.00

Insulation

Exterior walls of improved living areas insulated with blown fiber to a thickness of 3.5 inches, which yields an R-Value of 13 and prevents drafts along with superior sound reduction \$0.00

Recess cans are completely sealed to prevent outside air from coming in \$0.00

Poly Seal all exterior openings and wire openings to attic \$0.00

DOW Sill under all exterior base plates to eliminate draft \$0.00

R-8 Duct work and plenum sealed with fiber reinforced mastic \$0.00

Walls in other areas of the home insulated with fiberglass batts to a thickness of 6 inches, which yields an R-Value of 19 \$0.00

Ceilings in improved living areas insulated with fiberglass batts to a thickness of 12 inches, which yields an R-Value of 30 \$0.00

Kitchen

Granite counters \$0.00

Cabinets	\$0.00
Oak wood flooring	\$0.00
Appliances include: cooktop, oven, microwave wine fridge, & refrigerator all stainless steel	
Tile backsplash to coordinate with counters	\$0.00

Master Bath

Marble counters	\$0.00
Cabinets	\$0.00
Separate shower	\$0.00
Tile flooring	\$0.00
Glass shower door	\$0.00
Acrylic tub	\$0.00
Under mount sinks with fully polished edges	\$0.00

Master Bdrm

Single crown	\$0.00
Carpet	\$0.00

Paint

Trim paint satin enamel	\$0.00
Paint for all walls - flat	\$0.00

Plumbing

Pvc drains and vents	\$0.00
1 50 gallon gas water heaters	\$0.00
Steel bath tubs in secondary baths	\$0.00
New sewer connection	\$0.00
Water pipe is PEX for added life and leak protection	\$0.00
Gas lines are installed using "Black Steel" piping for a lifetime of leak free usage	\$0.00

Powder room

Under mount sinks with fully polished edges	\$0.00
Oak wood flooring	\$0.00
Marble counters	\$0.00

Roofing

Ridge vent and soffit vents to keep the attic cool to lower utility bills	\$0.00
Decked with 100% plywood	\$0.00
Decking includes a Radiant Barrio "Tech-Shield" to stop heat build up in attic	\$0.00
Vented soffit material to increase attic air	\$0.00
30 year asphalt shingles	

Secondary Baths

Steel covered enamel bath tubs in secondary baths	\$0.00
Drop in sinks	\$0.00
Marble counters	\$0.00
Tile flooring	\$0.00
Culture marble tub surround	\$0.00

Security

Security system with all accessible openings monitored, includes 1 keypads, a motion detector, and a glass break sensor.	\$0.00
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Sheetrock

Ceiling to have 1/2 inch sheetrock	\$0.00
No sheetrock is used on the exterior	\$0.00
Hardi Backer used in wet areas	\$0.00
All corners are bull nosed for a soft sophisticated feel	\$0.00
Walls to have 1/2 inch sheetrock	\$0.00
Texture is applied to the walls and ceiling for an elegant look	
Level 3 finish is used to reduce the appearance of the sheetrock joints	\$0.00

All joints are "Tape and Floated" for a smooth even look	\$0.00
Garage to have 5/8 inch fire rated sheetrock	\$0.00

Stairs

Oak treads with painted risers	\$0.00
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Trim Material

Interior trim to be paint grade	\$0.00
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Utility

Floor drain to exterior	\$0.00
Tile flooring	\$0.00
Humidity reducing exhaust fans	\$0.00
Water connection and drain for washing machine	\$0.00
Gas connection for dryer	\$0.00

Walks and Drives

Concrete	\$0.00
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Windows

Low "E" double pained windows for insulation and UV protection	\$0.00
Windows are "Energy Star" certified to meet today's conservation requirements	\$0.00

Plans and specifications are not a contract between a builder and a homeowner. They may change at anytime and are not agreed upon until signed in a contract by both parties.

<i>Homeowner</i>	<i>Date</i>
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<i>Homeowner</i>	<i>Date</i>
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<i>Diamond Custom Homes, Inc.</i>	<i>Date</i>
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