

# © Dublin – Luxury Specifications

## GENERAL SPECIFICATIONS

- ♣ STAINLESS STEEL APPLIANCE ALLOWANCE\*
- ♣ WOOD CABINETS WITH 36" UPPERS IN KITCHEN, RAISED VANITIES IN ALL BATHS
- ♣ 3 CM GRANITE KITCHEN COUNTERTOPS WITH STAINLESS STEEL UNDERMOUNT SINK AND GRANITE WINDOWSILL
- ♣ 3 CM GRANITE COUNTERTOPS AND WINDOWSILLS IN BATHS WITH SQUARE UNDERMOUNT SINKS
- ♣ UNDER AND OVER CABINET VALANCES IN KITCHEN
- ♣ STAINLESS STEEL UNDERMOUNT SINK IN BASE CABINET WITH GRANITE COUNTERTOP IN LAUNDRY ROOM WITH WIRE SHELF ABOVE WASHER/DRYER
- ♣ LEVEL 1 GRANITE OR MSI QUARTZ SPARKLING WHITE WINDOWSILLS THROUGHOUT, EXCEPT BATHS AND KITCHEN
- ♣ FRAMELESS 3/8" CLEAR GLASS SHOWER ENCLOSURE WITH CHROME HARDWARE IN BOTH BATHS ON KNEE WALL
- ♣ FULL WIDTH VANITY MIRRORS, 42" HIGH
- ♣ PLANK TILE UP TO 36" IN FOYER, KITCHEN, DINING, LIVING ROOM, LAUNDRY, BOTH BATHS, HIGH TRAFFIC WALKWAYS, WITH TOTAL COVERAGE UNDERLAYMENT
- ♣ CARPET BEDROOMS AND CLOSETS WITH 8# PAD\*
- ♣ KNOCKDOWN TEXTURE APPLIED TO WALLS AND CEILINGS
- ♣ FREE-SLIDING VENTILATED CLOSET SHELVING IN ALL ROD AND SHELF AREAS
- ♣ CASED INTERIOR BIFOLD DOORS
- ♣ 5 1/4" CROWN MOULDING AT COFFER IN LIVING ROOM
- ♣ 5 1/4" BASEBOARDS THROUGHOUT
- ♣ 9'4" CEILINGS MAIN LIVING WITH COFFER CEILING IN LIVING ROOM. 8' CEILINGS THROUGHOUT REMAINING
- ♣ LIFETIME WARRANTY DIMENSIONAL SHINGLES OVER RUBBER UNDERLAYMENT AND PLYWOOD ROOF SHEATHING
- ♣ ALCOA ALUMINUM SOFFIT AND FASCIA
- ♣ TRIPLE HINGED PRE-HUNG DOORS
- ♣ FIBERGLASS EXTERIOR DOORS WITH DEADBOLTS
- ♣ SOLID CORE DOOR FROM HOUSE TO GARAGE WITH SELF CLOSING HINGES
- ♣ 2 COATS OF SATIN ACRYLIC PAINT (ROLLED) ON INTERIOR, (1) CONTRAST WALL PAINT COLOR VS. WHITE DOOR/TRIM COLOR
- ♣ SATIN ACRYLIC PAINTED STUCCO EXTERIOR FINISH INCLUDING INTERIOR GARAGE WALLS
- ♣ SCHLAGE STANDARD HANDLE SET ON FRONT DOOR AT ENTRY
- ♣ SCHLAGE LEVER STYLE STANDARD INTERIOR DOOR HARDWARE
- ♣ RECESSED AIR HANDLER
- ♣ GARAGE DOOR OPENER PACKAGE INCLUDING A 1/2 HP CHAIN DRIVE LIFTMASTER MY Q OPENER WITH TWO CONTROLS, KEYLESS ENTRY PAD, A DELUXE WALL CONSOLE AND REVOLVING CODE
- ♣ PRO-HOMES COMPREHENSIVE BUILDERS WARRANTY
- ♣ INTERIOR DESIGN SUPPORT

### \* ALLOWANCES:

- APPLIANCE ALLOWANCE – \$3,000
- DECORATIVE LIGHTING ALLOWANCE - \$1,000
- DECORATIVE FAN ALLOWANCE - \$500
- PROFESSIONALLY DESIGNED LANDSCAPE PACKAGE - \$1,500
- CARPET - \$31. / PER YARD

## STRUCTURAL

- ♣ MONOLITHIC CONCRETE FOUNDATION ON TERMITE TREATED SOIL WITH GUARANTEE
- ♣ CONCRETE BLOCK AND/OR FRAME CONSTRUCTION
- ♣ ENGINEERED LINTELS
- ♣ ENGINEERED ROOF TRUSS SYSTEM WITH STORAGE TRUSSES IN GARAGE
- ♣ 2" x 4" INTERIOR STUDS ON 16" CENTERS
- ♣ REINFORCED CONCRETE DRIVEWAY – 865 SQ./FT.
- ♣ ENGINEERED STEEL GARAGE OVERHEAD DOOR – CLOPAY (160 MPH)
- ♣ 28 GAUGE STEEL HURRICANE STORM PANEL SYSTEM
- ♣ 16" OVERHANGS WITH ALUMINUM F-CHANNEL SOFFIT SYSTEM

## PLUMBING

- ♣ PEX OVERHEAD WATER LINES AND PVC DRAIN LINES
- ♣ MOEN ARBOR OR DELTA MATEO BRUSHED NICKEL KITCHEN PULL-DOWN FAUCET
- ♣ KOHLER WELLWORTH COMFORT HEIGHT ELONGATED TOILETS WITH SOFT CLOSE SEATS
- ♣ 50 GALLON ENERGY SAVER WATER HEATER
- ♣ MOEN EVA OR DELTA ASHLYN SERIES CHROME SINGLE HOLE FAUCETS IN BOTH BATHS
- ♣ THREE OUTSIDE HOSE BIBS
- ♣ WASHER/DRYER HOOK-UPS
- ♣ ICE MAKER LINE TO KITCHEN

## ENERGY EFFICIENCY

- ♣ STRAIGHT COOL SYSTEM (16 SEER) WITH RETURNS IN ALL ROOMS
- ♣ R-38 BATTS INSULATION OVER LIVING AREA CEILINGS
- ♣ R-13 BATTS INSULATION IN EXTERIOR FRAME WALLS
- ♣ PROGRAMMABLE DIGITAL THERMOSTAT
- ♣ WHITE VINYL, NON-IMPACT, LOW E INSULATED, WINDOWS
- ♣ ALUMINUM, NON-IMPACT, LOW E INSULATED, SLIDING GLASS DOORS
- ♣ R-6 DUCT INSULATION
- ♣ 3/4" INSULATION BOARD ON ALL OUTSIDE BLOCK WALLS

## ELECTRICAL

- ♣ 200 AMP SERVICE WITH ALL COPPER WIRING FROM PANEL BOX
- ♣ CARBON MONOXIDE/SMOKE DETECTORS PER CODE
- ♣ GFI SAFETY OUTLETS IN ALL WET AREAS
- ♣ OUTSIDE WEATHERPROOF GFI OUTLETS PER CODE
- ♣ ARC FAULT CIRCUIT BREAKER PROTECTION IN REMAINING LIVING AREAS
- ♣ LED RECESS LIGHTING THROUGHOUT
- ♣ ROCKER TYPE DECORA SWITCHES WITH (2) DIMMER SWITCHES
- ♣ WASHER / DRYER OUTLETS
- ♣ 4 TV'S @ 5' AFF / 1 CAT5E PHONE JACK/ 5 FAN ROUGH-INS
- ♣ OUTSIDE VENTED EXHAUST FANS IN ALL BATH
- ♣ LIGHTED DOOR CHIME

*Porter Contracting Inc. has been building the finest homes in Charlotte and Sarasota counties since 1978. Co-Owners Bill Porter and Eli Porter pay particular attention to design and detail to assure the owner of lasting quality and satisfaction. Whether you choose a Porter design or your own personal design, Porter Contracting makes every house they build a custom home. Porter Contracting Inc. is a state licensed building contractor doing residential and commercial building as well as remodeling.*