

# ©Renoir - Luxury Specifications

## GENERAL SPECIFICATIONS

- ♣ STAINLESS STEEL APPLIANCE ALLOWANCE\*
  - ♣ LEVEL 2 WOOD CABINETS WITH 42" UPPERS IN KITCHEN, RAISED VANITIES IN ALL BATHS INCLUDING TOE LIGHTING IN MASTER BATH
  - ♣ UNDER AND OVER CABINET VALANCES IN KITCHEN WITH LED LIGHTING
  - ♣ STAINLESS STEEL UNDERMOUNT SINK IN BASE CABINET WITH GRANITE COUNTERTOP IN LAUNDRY ROOM INCLUDING 30" UPPER CABINETS OVER WASHER/DRYER/TUB WITH CROWN MOULDING
  - ♣ 3 CM GRANITE KITCHEN COUNTERTOPS WITH STAINLESS STEEL UNDERMOUNT SINK
  - ♣ LEVEL 1 GRANITE OR MSI QUARTZ SPARKLING WHITE WINDOWSILLS THROUGHOUT EXCEPT BATHS AND LAUNDRY ROOM
  - ♣ 3 CM LEVEL 1 GRANITE COUNTERTOPS AND WINDOWSILLS IN BATHS
  - ♣ WALK-THRU MASTER SHOWER WITH (2) SHOWER HEADS
  - ♣ FREESTANDING TUB IN MASTER BATH\*
  - ♣ CLEAR GLASS FRAMELESS SHOWER ENCLOSURE WITH CHROME HARDWARE AT MASTER BATH & GUEST BATH
  - ♣ FULL WIDTH VANITY MIRRORS, 42" HIGH
  - ♣ PLANK TILE UP TO 36" IN FOYER, DINING, KITCHEN, LAUNDRY, LIVING ROOM, NOOK, FAMILY ROOM, ALL BATHS, MOST HIGH TRAFFIC WALKWAYS WITH TOTAL COVERAGE UNDERLAYMENT
  - ♣ CARPET BEDROOMS AND CLOSETS WITH # PAD\*
  - ♣ KNOCKDOWN TEXTURE APPLIED TO WALLS AND CEILINGS
  - ♣ FREE-SLIDING VENTILATED CLOSET SHELVING IN ALL ROD AND SHELF AREAS
  - ♣ DETAILED COFFERED CEILINGS AT LIVING ROOM
  - ♣ 5 ¼" CROWN MOULDING AT COFFER CEILINGS IN FAMILY ROOM, KITCHEN, DINING ROOM AND MASTER BEDROOM
  - ♣ 5 ¼" BASEBOARDS THROUGHOUT
  - ♣ 12' MAIN LIVING CEILINGS AND 10' CEILINGS IN REMAINING ROOMS
  - ♣ WALK IN PANTRY IN LAUNDRY ROOM
  - ♣ LIFETIME WARRANTY DIMENSIONAL SHINGLES OVER RUBBER UNDERLAYMENT AND PLYWOOD ROOF SHEATHING
  - ♣ ALCOA ALUMINUM SOFFIT AND FASCIA
  - ♣ 6" GUTTERS WITH DOWNSPOUTS AT FRONT ELEVATION ONLY
  - ♣ TRIPLE HINGED PRE-HUNG DOORS
  - ♣ FIBERGLASS EXTERIOR DOORS WITH DEADBOLTS
  - ♣ SOLID CORE DOOR FROM HOUSE TO GARAGE WITH SELF CLOSING
  - ♣ 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
  - ♣ GARAGE DOOR OPENER PACKAGE INCLUDING A ½ 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 - \$6,000  
DECORATIVE LIGHTING ALLOWANCE - \$1,500  
DECORATIVE FAN ALLOWANCE - \$1,000  
PROFESSIONALLY DESIGNED LANDSCAPE PACKAGE - \$2,500  
FREESTANDING TUB ALLOWANCE - \$3,200 INCLUDES A STANDARD WALL MOUNTED FAUCET  
CARPET - \$27. 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
- ♣ 18" 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 INCLUDING WIDESPREAD AT MASTER BATH VANITIES
- ♣ THREE OUTSIDE HOSE BIBS
- ♣ WASHER/DRYER HOOK-UPS
- ♣ ICE MAKER LINE TO KITCHEN
- ♣ AIR SWITCH FOR GARBAGE DISPOSAL

## ENERGY EFFICIENCY

- ♣ STRAIGHT COOL SYSTEM (16 SEER) WITH RETURNS IN ALL ROOMS
- ♣ R-20 OPEN CELL FOAM INSULATION OVER LIVING AREA ROOF DECK INCLUDING ALL 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
- ♣ ¾" INSULATION BOARD THERMAX ON ALL OUTSIDE BLOCK WALL

## 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
- ♣ 6 TV'S @ 5' AFF / 1 CAT5E PHONE JACK/ 6 FAN ROUGH-INS
- ♣ OUTSIDE VENTED EXHAUST FANS IN ALL BATH
- ♣ LIGHTED DOOR CHIME
- ♣ (1) FLOOR OUTLET WITH PVC TRIM AND SWITCH

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