

© Westbury II – 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
 - ♣ 3 CM GRANITE KITCHEN COUNTERTOPS AND NOOK WINDOWSILL WITH STAINLESS STEEL UNDERMOUNT SINK
 - ♣ LEVEL 1 GRANITE OR MSI QUARTZ SPARKLING WHITE WINDOWSILLS THROUGHOUT EXCEPT BATHS AND NOOK
 - ♣ 3 CM GRANITE COUNTERTOPS AND WINDOWSILLS IN BATHS
 - ♣ SOAKING TUB IN MASTER BATH
 - ♣ FRAMELESS 3/8" CLEAR GLASS WITH POLISHED EDGES SHOWER ENCLOSURE WITH CHROME HARDWARE IN MASTER BATH & GUEST BATH
 - ♣ FULL WIDTH VANITY MIRRORS, 42" HIGH
 - ♣ PLANK TILE UP TO 36" IN FOYER, KITCHEN, NOOK, GREAT ROOM, DINING, 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 WITH HI-LO/5 SHELVES IN MASTER
 - ♣ WALK-IN CLOSET AT BEDROOM #2
 - ♣ 10' CEILINGS THROUGHOUT MAIN LIVING AREA, 9'4" CEILINGS AT MASTER SUITE & LANAI, 8' CEILINGS AT GUEST SUITE AND GARAGE
 - ♣ 5 1/4" CROWN MOULDING TRIM AT COFFER IN GREAT ROOM AND DINING 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 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
 - ♣ 5 1/4" BASEBOARDS THROUGHOUT
 - ♣ 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 – \$3,500
DECORATIVE LIGHTING ALLOWANCE - \$1,000
DECORATIVE FAN ALLOWANCE - \$500
PROFESSIONALLY DESIGNED LANDSCAPE PACKAGE - \$1,900
CARPET - \$24. 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
- ♣ ENGINEERED, TEMPERED, MITER GLASS WINDOW AT NOOK
- ♣ 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
- ♣ OUTDOOR KITCHEN ROUGH-IN ONLY

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
- ♣ 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
- ♣ (1) FLOOR OUTLET WITH PVC TRIM AND SWITCH

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.