

© Monet - 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 CABINETS WITH GRANITE COUNTERTOP IN LAUNDRY ROOM
- ❖ 3 CM GRANITE KITCHEN COUNTERTOPS 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
- ❖ FREESTANDING TUB IN MASTER BATH*
- ❖ CLEAR GLASS FRAMELESS SHOWER ENCLOSURE WITH CHROME HARDWARE IN MASTER BATH
- ❖ FULL WIDTH VANITY MIRRORS, 48" HIGH
- ❖ PLANK TILE UP TO 36" IN FOYER, DINING, KITCHEN, LAUNDRY, GREAT ROOM, NOOK, FAMILY ROOM, ALL BATHS, MOST 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
- ❖ COFFERED CEILING @ GREAT ROOM WITH DÉCOR BEAMS
- ❖ COFFERED CEILING @ MASTER BEDROOM & DINING ROOM WITH 5 ¼" CROWN MOULDING
- ❖ 5 ¼" CROWN MOULDING IN FAMILY ROOM
- ❖ 5 ¼" BASEBOARDS THROUGHOUT
- ❖ 10' INTERIOR CEILINGS, GLASS TRANSOMS @ GREAT ROOM DOORS

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

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

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

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 OUTLETS PER CODE
- ❖ ARC FAULT CIRCUIT BREAKER PROTECTION IN REMAINING LIVING AREAS
- ❖ LED RECESS LIGHTING THROUGHOUT

- ❖ LIFETIME WARRANTY DIMENSIONAL SHINGLES OVER RUBBER UNDERLAYMENT AND PLYWOOD ROOF SHEATHING
- ❖ ALCOA ALUMINUM SOFFIT AND FASCIA
- ❖ 6" GUTTERS WITH DOWNSPOUTS AT FRONT ELEVATION ONLY
- ❖ FIBERGLASS EXTERIOR DOORS WITH DEADBOLTS
- ❖ SOLID CORE DOOR FROM HOUSE TO GARAGE WITH SELF CLOSING HINGES
- ❖ SCHLAGE LEVER STYLE DOOR HARDWARE WITH HANDLE SET ON FRONT ENTRY
- ❖ SCHLAGE LEVER STYLE STANDARD INTERIOR DOOR HANDLE SET
- ❖ 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
- ❖ GARAGE DOOR OPENER PACKAGE INCLUDING A ½ HP CHAIN DRIVE LIFTMASTER MY Q OPENER WITH TWO CONTROLS, A KEYLESS ENTRY PAD, A DELUXE WALL CONSOLE AND REVOLVING CODE
- ❖ PULL DOWN STAIRWAY TO ATTIC
- ❖ PRO-HOMES COMPREHENSIVE BUILDERS WARRANTY
- ❖ INTERIOR DESIGN SUPPORT

*ALLOWANCES:

- ❖ APPLIANCE ALLOWANCE - \$3,500
- ❖ DECORATIVE FAN ALLOWANCE - \$900
- ❖ DECORATIVE LIGHTING ALLOWANCE - \$1,600
- ❖ PROFESSIONALLY DESIGNED LANDSCAPE PACKAGE - \$2,500
- ❖ FREESTANDING TUB ALLOWANCE - \$3,200 INCLUDES A STANDARD WALL MOUNTED FAUCET
- ❖ CARPET - \$27. PER YARD

- ❖ 2" x 4" INTERIOR STUDS ON 16" CENTERS
- ❖ REINFORCED CONCRETE DRIVEWAY - 1,480 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
- ❖ ENGINEERED, TEMPERED, MITERED GLASS WINDOW @ NOOK

- ❖ 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

- ❖ WHITE VINYL, NON-IMPACT, LOW E INSULATED, WINDOWS
- ❖ ALUMINUM, NON-IMPACT, LOW E INSULATED, SLIDING GLASS DOORS
- ❖ R-6 DUCT INSULATION
- ❖ ¾" INSULATION BOARD ON ALL OUTSIDE BLOCK WALLS

- ❖ ROCKER TYPE DECORA SWITCHES WITH (2) DIMMER SWITCHES
- ❖ WASHER / DRYER OUTLETS
- ❖ 6 TV'S @ 5' AFF/1 CAT5E PHONE JACK / AND 7 FAN ROUGH INS
- ❖ OUTSIDE VENTED EXHAUST FANS IN ALL BATHS
- ❖ LIGHTED DOOR CHIME
- ❖ (1) FLOOR OUTLET WITH PVC TRIM AND SWITCH

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