

© Donatello - Luxury Specifications

GENERAL SPECIFICATIONS

- ❖ STAINLESS STEEL APPLIANCE ALLOWANCE*
- ❖ LEVEL 2 WOOD CABINETS WITH 36" UPPERS IN KITCHEN, RAISED VANITIES IN ALL BATHS INCLUDING TOE LIGHTING IN MASTER BATHROOM
- ❖ 3 CM GRANITE KITCHEN COUNTERTOPS WITH STAINLESS STEEL UNDERMOUNT SINK
- ❖ 3 CM GRANITE WINDOWSILLS THROUGHOUT, EXCEPT BATHS
- ❖ 3 CM GRANITE COUNTERTOPS & WINDOWSILLS IN BOTH BATHS
- ❖ SOAKING TUB IN MASTER BATH
- ❖ DOUBLE BOWL VANITY & RECESSED SHOWER W/ FRAMELESS GLASS ENCLOSURE AND CHROME HARDWARE IN MASTER BATH
- ❖ FULL WIDTH VANITY MIRRORS, 42" HIGH
- ❖ PLANK TILE UP TO 36" IN GREAT ROOM, KITCHEN, NOOK, DINING, LIVING ROOM, LAUNDRY & BOTH BATHS WITH TOTAL COVERAGE UNDERLAYMENT
- ❖ CARPET BEDROOMS AND CLOSETS W/ 8# PAD*
- ❖ KNOCKDOWN TEXTURE APPLIED TO WALLS AND CEILINGS
- ❖ FREE-SLIDING VENTILATED CLOSET SHELVING IN ALL ROD AND SHELF AREAS
- ❖ 3/8" CLEAR TEMPERED (2) SIDED MITERED WINDOW IN DINING
- ❖ (2) SCREENED LANAIS W/ (1) DOOR EACH
- ❖ 5 1/4" CROWN MOULDING AT COFFER IN GREAT ROOM
- ❖ 5 1/4" BASEBOARDS THROUGHOUT
- ❖ 9' 4" CEILINGS THROUGHOUT
- ❖ LIFETIME WARRANTY DIMENSIONAL SHINGLES OVER RUBBER UNDERLAYMENT AND PLYWOOD ROOF SHEATHING
- ❖ ALCOA ALUMINUM SOFFIT AND FASCIA
- ❖ 6" GUTTERS W/ DOWNSPOUTS AT FRONT ELEVATION ONLY
- ❖ TRIPLE HINGED PRE-HUNG DOORS
- ❖ CASED INTERIOR BIFOLD DOORS
- ❖ FIBERGLASS EXTERIOR DOORS WITH DEADBOLTS
- ❖ SOLID CORE DOOR FROM HOUSE TO GARAGE WITH SELF-CLOSE 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
- ❖ 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 W/ 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 WATERLINES 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
- ❖ MOEN EVA OR DELTA ASHLYN SERIES CHROME, SINGLE HOLE FAUCETS IN BOTH BATHS
- ❖ 50 GALLON ENERGY SAVER WATER HEATER
- ❖ 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) W/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
- ❖ 5 TV'S @ 5' AFF / 1 CAT5E PHONE JACK / AND 5 FAN ROUGH-INS
- ❖ OUTSIDE VENTED EXHAUST FANS IN ALL BATHS
- ❖ LIGHTED DOOR CHIME
- ❖ (1) FLOOR OUTLET W/ PVC TRIM AND SWITCH

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