

# © Michelangelo – 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 WITH FINISHED BACK KITCHEN ISLAND
- ♣ UNDER AND OVER CABINET VALANCES IN KITCHEN WITH LED LIGHTING
- ♣ STAINLESS STEEL UNDERMOUNT SINK IN BASE CABINET WITH GRANITE COUNTERTOP AND 30" UPPER CABINETS OVER WASHER/DRYER
- ♣ 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 WALL CAPS IN BATHS
- ♣ FREESTANDING TUB IN MASTER BATH\*
- ♣ FRAMELESS CLEAR GLASS SHOWER ENCLOSURE WITH CHROME HARDWARE AT GUEST BATH/FRAMELESS CLEAR GLASS AT POOL BATH
- ♣ FULL WIDTH VANITY MIRRORS, 48" HIGH
- ♣ PLANK TILE UP TO 36" IN FOYER, DINING, KITCHEN, LAUNDRY, LIVING ROOM, NOOK, BONUS ROOM, MASTER WALK-IN CLOSETS, ALL BATHS, AND 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
- ♣ 42" HIGH TILE WAINSCOT AT MASTER BATHTUB WALL
- ♣ 5 1/4" CROWN MOULDING @ COFFER CEILINGS IN MASTER BEDROOM, DINING ROOM & FOYER
- ♣ 5 1/4" CROWN MOULDING IN BONUS ROOM
- ♣ 5 1/4" BASEBOARDS THROUGHOUT
- ♣ 12' GREAT ROOM CEILING WITH DOUBLE COFFER & DOUBLE 5 1/4" CROWN, 10' CEILINGS IN REMAINING AREAS
- ♣ LIFETIME WARRANTY DIMENSIONAL SHINGLES OVER RUBBER UNDERLAYMENT AND PLYWOOD ROOF SHEATHING
- ♣ LARGE WALK IN CLOSET OFF MASTER SUITE
- ♣ 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
- ♣ INTERIOR DOOR PACKAGE INCLUDES 8' DOORS THRU-OUT
- ♣ SCHLAGE LEVER STYLE DOOR HARDWARE AND SCHLAGE HANDLE SET ON FRONT ENTRY
- ♣ 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 1/2 HP CHAIN DRIVE, LIFTMASTER MY Q OPENER WITH TWO CONTROLS, A KEYLESS ENTRY PAD, A DELUXE WALL CONSOLE AND REVOLVING CODE EXTERIOR DÉCOR AS SEEN
- ♣ PRO-HOMES COMPREHENSIVE BUILDERS WARRANTY
- ♣ INTERIOR DESIGN SUPPORT

### \* ALLOWANCES:

- APPLIANCE ALLOWANCE – \$6,000
- DECORATIVE FAN ALLOWANCE - \$900
- DECORATIVE LIGHTING ALLOWANCE - \$2,000
- PROFESSIONALLY DESIGNED LANDSCAPE PACKAGE - \$2,500
- FREESTANDING TUB ALLOWANCE - \$3,200 INCLUDES A STANDARD WALL MOUNTED FAUCET
- CARPET - \$30. 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 – 1,100 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 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/ AND 7 FAN ROUGH-INS
- ♣ OUTSIDE VENTED EXHAUST FANS IN ALL BATHS
- ♣ 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.*