

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
- ♣ CUSTOM SMALL ISLAND CABINET WITH APPLIED DOOR PANELS IN KITCHEN
- ♣ 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 AND LAUNDRY TUB WITH CROWN
- ♣ 3 CM GRANITE KITCHEN COUNTERTOPS AND NOOK WINDOWSILL WITH STAINLESS STEEL UNDER MOUNT SINK
- ♣ LEVEL 1 GRANITE OR MSI QUARTZ SPARKLING WHITE WINDOWSILLS THROUGHOUT EXCEPT BATHS AND NOOK
- ♣ 3 CM GRANITE COUNTERTOPS, WALL CAPS AND WINDOWSILLS IN BATHS
- ♣ FREESTANDING TUB IN MASTER BATH*
- ♣ CLEAR GLASS FRAMED SHOWER ENCLOSURE WITH CHROME HARDWARE IN MASTER BATH
- ♣ FULL WIDTH VANITY MIRRORS, 42" HIGH
- ♣ PLANK TILE UP TO 36" IN FOYER, KITCHEN, LAUNDRY, GREAT ROOM, DINING, NOOK, BOTH 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 SHELVEING IN ROD AND SHELF AREAS
- ♣ 5 1/4" CROWN MOULDING AT COFFER CEILINGS IN MASTER SUITE, BEDROOM #3 AND DINING ROOM
- ♣ 5 1/4" BASEBOARDS THROUGHOUT
- ♣ VAULTED CEILING IN MAIN LIVING, 12' FOYER AND DINING ROOM, 8' CEILINGS IN REMAINING AREAS
- ♣ 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
- ♣ GARAGE DOOR OPENER PACKAGE INCLUDING A 1/2 HP CHAIN DRIVE LIFTMASTER 8365 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 - \$1,100
- DECORATIVE FAN ALLOWANCE - \$600
- PROFESSIONALLY DESIGNED LANDSCAPE PACKAGE - \$1,900
- FREESTANDING TUB ALLOWANCE - \$3,200 INCLUDES A STANDARD WALL MOUNTED FAUCET
- 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
- ♣ STEEL I-BEAM OVER LANAI FOR OPTIMAL VIEW
- ♣ 2" x 4" INTERIOR STUDS ON 16" CENTERS
- ♣ REINFORCED CONCRETE DRIVEWAY - 942 SQ./FT.
- ♣ ENGINEERED STEEL GARAGE OVERHEAD DOOR - CLOPAY (160 MPH)
- ♣ 28 GAUGE STEEL HURRICANE STORM PANEL SYSTEM
- ♣ ENGINEERED, TEMPERED, MITERED GLASS WINDOW AT NOOK
- ♣ 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
- ♣ APRILAIRE 2000 SERIES MERV 13 AIR CLEANER
- ♣ WHITE VINYL, NON-IMPACT, LOW E INSULATED, WINDOWS
- ♣ ALUMINUM, NON-IMPACT, LOW E INSULATED, SLIDING GLASS DOORS
- ♣ R-6 DUCT INSULATION
- ♣ R-5.4 THERMAX 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 / 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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