

# © Azalea - Luxury Specification

## General Specifications

- ♣ STAINLESS STEEL APPLIANCE ALLOWANCE\*
- ♣ WOOD SHAKER STYLE CABINETS WITH 42" UPPERS IN KITCHEN WITH OVER & UNDER CABINET VALANCES WITH LED LIGHTING, OPEN WOOD SHELVING, 30" UPPERS WITH CROWN MOLDING AND HANGING ROD IN LAUNDRY ROOM WITH BASE CABINET FOR SINK, RAISED VANITIES W/ TOE LIGHTING IN MASTER
- ♣ 3 CM GRANITE KITCHEN COUNTERTOPS WITH SINGLE BOWL SS UNDERMOUNT SINK
- ♣ 3 CM GRANITE COUNTERTOPS IN MASTER BATH AND BATH #2 W/ RECTANGLE PORCELAIN UNDERMOUNT SINKS AND WINDOWSILLS TO MATCH
- ♣ 3 CM GRANITE COUNTERTOP W/ UNDERMOUNT SS SINK IN LAUNDRY ROOM
- ♣ 3 CM GRANITE TO MATCH OR MSI QUARTZ SPARKLING WHITE WINDOWSILLS
- ♣ FINISHED BUTCHER BLOCK FOLDING TABLE IN LAUNDRY ROOM
- ♣ FRAMELESS CLEAR GLASS WITH POLISHED EDGE SHOWER ENCLOSURE WITH CHROME HARDWARE IN MASTER BATH AND BATH #2
- ♣ FULL WIDTH VANITY MIRRORS, 42" HIGH ALL BATHS
- ♣ PLANK TILE UP TO 36" THROUGH-OUT WITH TOTAL COVERAGE UNDERLAYMENT
- ♣ 24 X 24" PORCELAIN FLOOR TILE AT MASTER BATHROOM
- ♣ 42" HIGH TILE WAINSCOT BEHIND FREESTANDING TUB IN MASTER BATH
- ♣ KNOCKDOWN TEXTURE APPLIED TO WALLS AND CEILINGS
- ♣ FREE-SLIDING VENTILATED CLOSET SHELVING IN ALL ROD AND SHELF AREAS WITH HI-LO AND (6) SHOE SHELVES IN MASTER BOTH SIDES OF WALL
- ♣ PAINTED 2X WOOD SHELVING DESIGN WALL AT FOYER
- ♣ WALK IN CLOSET AT BEDROOM #2
- ♣ CATHEDRAL CEILING 14' AT GREAT ROOM AND DINING, 12' FOYER, 10' CEILINGS THROUGHOUT REMAINING AREAS
- ♣ 9' TALL SLIDING GLASS DOORS AT GREAT ROOM
- ♣ COFFER CEILINGS WITH 5 1/4" CROWN MOLDING AT KITCHEN, MASTER SUITE, MASTER BATH AND FOYER

## 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
- ♣ WATERPROOFED MASONRY OPENINGS

## PLUMBING

- ♣ PEX OVERHEAD WATER LINES AND PVC DRAIN LINES
- ♣ MOEN ARBOR OR DELTA ESSA BRUSHED NICKEL KITCHEN PULL-DOWN FAUCET
- ♣ KOHLER WELLWORTH COMFORT HEIGHT TOILETS WITH SOFT CLOSE SEATS
- ♣ 50 GALLON ENERGY SAVER WATER HEATER
- ♣ MOEN EVA OR DELTA ASHLYN SERIES CHROME SINGLE HOLE FAUCETS IN BATH#2 AND POOL BATH, WITH WIDESPREAD AT MASTER BATH VANITIES
- ♣ THREE CHROME TP HOLDERS AND THREE CHROME TOWEL BARS

## 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

## 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

- ♣ LIFETIME WARRANTY DIMENSIONAL SHINGLES OVER RUBBER UNDERLAYMENT AND PLYWOOD ROOF SHEATHING
- ♣ 6" GUTTERS WITH DOWNSPOUTS AT FRONT ELEVATION ONLY W/UNDERGROUND PIPE AT GARAGE DOWNSPOUT ONLY
- ♣ ALL INTERIOR AND EXTERIOR DOORS 8'+ HEIGHT
- ♣ 3080 FRONT ENTRY DOOR WITH (1) 12" IMPACT SIDELIGHT
- ♣ FIBERGLASS EXTERIOR DOORS WITH COMPOSITE JAMBS AND DEADBOLTS
- ♣ FULL LITE IMPACT EXTERIOR DOOR AT DINING
- ♣ FULL LITE IMPACT EXTERIOR DOORS AT MASTER LANAI W/ CONCRETE PAD
- ♣ 5 1/4" BASEBOARDS THROUGHOUT AND 2 1/4" DOOR CASINGS
- ♣ 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 SAND FINISH STUCCO EXTERIOR FINISH INCLUDING INTERIOR GARAGE WALLS
- ♣ TRIPLE HINGED PRE-HUNG DOORS WITH SCHLAGE KNOB/LEVER STYLE STANDARD INTERIOR DOOR HARDWARE
- ♣ CLOPAY MODERN STEEL ULTRA GRAIN CYPRESS FINISH GARAGE DOOR WITH OPENER PACKAGE INCLUDING 1/2 HP CHAIN DRIVE LIFTMASTER MY Q OPENER WITH TWO CONTROLS, KEYLESS ENTRY PAD, A DELUXE WALL CONSOLE AND REVOLVING CODE
- ♣ EXTERIOR STONE AT FRONT ELEVATION AND COLUMNS PER MODEL
- ♣ PRO-HOMES COMPREHENSIVE BUILDERS WARRANTY
- ♣ INTERIOR DESIGN SUPPORT

### \*ALLOWANCES:

- APPLIANCES- \$5,000
- DECORATIVE FAN - \$1,000
- DECORATIVE LIGHTING - \$2,000
- PROFESSIONALLY DESIGNED LANDSCAPE PACKAGE - \$2,500
- FREESTANDING TUB INCLUDING CHROME FLOOR MOUNT FAUCET- \$3,200

- ♣ REINFORCED CONCRETE DRIVEWAY - 1,075 SQ./FT. 22' WIDE
- ♣ ENGINEERED STEEL GARAGE OVERHEAD DOOR - CLOPAY (160 MPH)
- ♣ 18" OVERHANGS WITH ALCOA ALUMINUM F-CHANNEL SOFFIT SYSTEM
- ♣ OUTDOOR KITCHEN ROUGH-IN ONLY
- ♣ MASTER BATH WITH FREESTANDING TUB AND CHROME FLOOR MOUNT TUB FILLER
- ♣ PEDESTAL SINK IN POOL BATH
- ♣ THREE OUTSIDE HOSE BIBS
- ♣ WASHER/DRYER HOOK-UPS
- ♣ ICE MAKER LINE TO KITCHEN

- ♣ WHITE VINYL, IMPACT, LOW-E INSULATED, TINTED, WINDOWS
- ♣ ALUMINUM, IMPACT, LOW-E INSULATED, TINTED, SLIDING GLASS DOORS
- ♣ R-6 DUCT INSULATION
- ♣ 3/4" INSULATION BOARD EXTERIOR MASONRY

- ♣ ROCKER TYPE DECORA SWITCHES WITH (2) DIMMER SWITCHES
- ♣ EXTERIOR SOFFIT LIGHTING
- ♣ 5 TV'S @ 5' AFF/ 1 CAT5E PHONE JACK/ AND 6 FAN ROUGH-INS
- ♣ WASHER / DRYER OUTLETS
- ♣ OUTSIDE VENTED EXHAUST FANS IN ALL BATHS
- ♣ LIGHTED DOOR CHIME

*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.  
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