

# © Juniper - Luxury Specification

## General Specifications

- ♣ STAINLESS STEEL APPLIANCE ALLOWANCE\*
- ♣ WOOD SHAKER STYLE CABINETS WITH 42" UPPERS IN KITCHEN WITH OVER & UNDER CABINET VALANCES AND LED LIGHTING, DROW, STAGGERED UPPERS, 30" UPPERS OVER WASHER/DRYER ONLY AND CROWN MOLDING WITH BASE CABINET FOR LAUNDRY SINK, RAISED VANITIES W/ TOE LIGHTING IN MASTER BATHROOM
- ♣ 3 CM GRANITE KITCHEN COUNTERTOPS WITH SINGLE BOWL SS UNDERMOUNT SINK
- ♣ 3 CM GRANITE COUNTERTOPS IN BATHROOMS WITH RECTANGLE PORCELAIN UNDERMOUNT SINKS AND WINDOWSILLS TO MATCH
- ♣ 3 CM GRANITE COUNTERTOP FOLDING TABLE IN LAUNDRY ROOM OPEN BELOW
- ♣ 3 CM GRANITE TO MATCH OR MSI QUARTZ SPARKLING WHITE WINDOWSILLS
- ♣ FRAMELESS CLEAR GLASS WITH POLISHED EDGE SHOWER ENCLOSURE WITHOUT DOOR AND CHROME HARDWARE IN MASTER BATH, FRAMELESS CLEAR GLASS OVER 42" KNEEWALL WITHOUT DOOR AND CHROME HARDWARE IN BATH #2
- ♣ FULL WIDTH VANITY MIRRORS, 42" HIGH ALL BATHROOMS
- ♣ PLANK TILE UP TO 36" THROUGHOUT WITH TOTAL COVERAGE UNDERLAYMENT
- ♣ 12080 IMPACT POCKET SLIDING GLASS DOORS IN GREAT ROOM
- ♣ KNOCKDOWN TEXTURE APPLIED TO WALLS AND CEILINGS
- ♣ FREE-SLIDING VENTILATED CLOSET SHELVING IN ALL ROD AND SHELF AREAS
- ♣ COFFER CEILINGS WITH 5 1/4" CROWN MOLDING AT GREAT ROOM, MASTER SUITE, STUDY, FOYER AND DINING ROOM
- ♣ DECORATIVE CORBELS AT FRONT ELEVATION
- ♣ HOME AUTOMATION PACKAGE
- ♣ 11'4" CEILINGS AT GREAT ROOM, FOYER AND ENTRY, 10' AT STUDY, 9' 4" CEILINGS THROUGHOUT REMAINING AREAS
- ♣ 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
- ♣ 6080 DOUBLE ENTRY DOORS WITH FULL LITE CLEAR IMPACT GLASS
- ♣ FIBERGLASS EXTERIOR DOORS WITH COMPOSITE JAMBS AND DEADBOLTS
- ♣ FULL LITE CLEAR IMPACT GLASS EXTERIOR DOORS AT MASTER BEDROOM
- ♣ 5 1/4" BASEBOARDS THROUGHOUT AND 2 1/4" DOOR CASINGS
- ♣ SOLID CORE DOOR FROM HOUSE TO GARAGE WITH SELF CLOSING HINGES
- ♣ INSTALL PAINTED WOOD SHELVING UNIT AT FOYER
- ♣ (2) 4080 STANDARD SOLID BARN DOORS WITH STANDARD HANDLES
- ♣ 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
- ♣ PRE-HUNG DOORS WITH SCHLAGE KNOB/LEVER STYLE STANDARD INTERIOR DOOR HARDWARE
- ♣ GARAGE OVERHEAD DOORS WITH OPENER PACKAGE INCLUDING (1) LIFTMASTER 8500 JACK SHAFT OPENER AND (1) 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 - \$5,000
- DECORATIVE FAN ALLOWANCE - \$1,000
- DECORATIVE LIGHTING ALLOWANCE - \$1,500
- PROFESSIONALLY DESIGNED LANDSCAPE PACKAGE - \$2,500
- FREESTANDING TUB INCLUDING CHROME WALL MOUNT FAUCET - \$3,500

## 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
- ♣ WATERPROOF MASONRY OPENINGS
- ♣ REINFORCED CONCRETE DRIVEWAY - 1,220 SQ./FT
- ♣ ENGINEERED STEEL GARAGE OVERHEAD DOORS W/ 18' WIDE - (160 MPH)
- ♣ 18" OVERHANGS WITH ALCOA ALUMINUM F-CHANNEL SOFFIT SYSTEM
- ♣ OUTDOOR KITCHEN ROUGH-IN ONLY

## 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 BATHROOM FAUCETS
- ♣ 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, 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

## 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 INCLUDING UNDER/OVER CABINET LIGHTING
- ♣ ROCKER TYPE DECORA SWITCHES WITH (2) DIMMER SWITCHES
- ♣ EXTERIOR SOFFIT LIGHTING OVER GARAGE DOORS
- ♣ 5 TV'S @ 5' AFF/ 1 CAT5E PHONE JACK/ AND 7 FAN ROUGH INS
- ♣ WASHER / DRYER OUTLETS
- ♣ OUTSIDE VENTED EXHAUST FANS IN ALL BATHS
- ♣ LIGHTED DOOR CHIME
- ♣ (1) FLOOR OUTLET WITH PVC TRIM AND SWITCH

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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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