

© Michelangelo – Luxury Specifications

GENERAL SPECIFICATIONS

- ♣ STAINLESS STEEL APPLIANCE ALLOWANCE*
 - ♣ 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" WITH TOTAL COVERAGE UNDERLAYMENT
 - ♣ 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 AT 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 INCLUDING A STANDARD CHROME WALL MOUNTED FAUCET - \$3,200

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
- ♣ WATERPROOF MASONRY OPENINGS
- ♣ 2" x 4" INTERIOR STUDS ON 16" CENTERS
- ♣ REINFORCED CONCRETE DRIVEWAY – 1,100 SQ./FT.
- ♣ ENGINEERED STEEL GARAGE OVERHEAD DOOR – CLOPAY (160 MPH)
- ♣ 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 ESSA 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, IMPACT, LOW E INSULATED, TINTED, WINDOWS
- ♣ ALUMINUM, IMPACT, LOW E INSULATED, TINTED, 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

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