

© Monet - 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
- ♣ UNDER AND OVER CABINET VALANCES IN KITCHEN WITH LED LIGHTING
- ♣ STAINLESS STEEL UNDERMOUNT SINK IN BASE CABINETS WITH GRANITE COUNTERTOP IN LAUNDRY ROOM
- ♣ 3 CM GRANITE KITCHEN COUNTERTOPS WITH STAINLESS STEEL UNDERMOUNT SINK
- ♣ LEVEL 1 GRANITE OR MSI QUARTZ SPARKLING WHITE WINDOWSILLS THROUGHOUT EXCEPT BATHS AND NOOK
- ♣ 3 CM GRANITE COUNTERTOPS AND WINDOWSILLS IN BATHS
- ♣ FREESTANDING TUB IN MASTER BATH*
- ♣ CLEAR GLASS FRAMELESS SHOWER ENCLOSURE WITH CHROME HARDWARE IN MASTER BATH
- ♣ FULL WIDTH VANITY MIRRORS, 48" HIGH
- ♣ PLANK TILE UP TO 36" THROUGHOUT WITH TOTAL COVERAGE UNDERLAYMENT
- ♣ KNOCKDOWN TEXTURE APPLIED TO WALLS AND CEILINGS
- ♣ FREE-SLIDING VENTILATED CLOSET SHELVING IN ALL ROD AND SHELF AREAS
- ♣ COFFERED CEILING AT GREAT ROOM WITH DÉCOR BEAMS
- ♣ COFFERED CEILING AT MASTER BEDROOM & DINING ROOM WITH 5 ¼" CROWN MOULDING
- ♣ 5 ¼" CROWN MOULDING IN FAMILY ROOM
- ♣ 5 ¼" BASEBOARDS THROUGHOUT
- ♣ 10' INTERIOR CEILINGS, GLASS TRANSOMS AT GREAT ROOM DOORS
- ♣ LIFETIME WARRANTY DIMENSIONAL SHINGLES OVER RUBBER UNDERLAYMENT AND PLYWOOD ROOF SHEATHING
- ♣ 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
- ♣ SCHLAGE LEVER STYLE DOOR HARDWARE WITH HANDLE SET ON FRONT ENTRY
- ♣ SCHLAGE LEVER STYLE STANDARD INTERIOR DOOR HANDLE SET
- ♣ 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 ½ HP CHAIN DRIVE LIFTMASTER MY Q OPENER WITH TWO CONTROLS, A KEYLESS ENTRY PAD, A DELUXE WALL CONSOLE AND REVOLVING CODE
- ♣ PULL DOWN STAIRWAY TO ATTIC
- ♣ PRO-HOMES COMPREHENSIVE BUILDERS WARRANTY
- ♣ INTERIOR DESIGN SUPPORT

*ALLOWANCES:

- APPLIANCE ALLOWANCE - \$5,000
- DECORATIVE FAN ALLOWANCE - \$900
- DECORATIVE LIGHTING ALLOWANCE - \$1,600
- 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
- ♣ WATERPROOF MASONRY OPENINGS
- ♣ 2" x 4" INTERIOR STUDS ON 16" CENTERS
- ♣ REINFORCED CONCRETE DRIVEWAY - 1,480 SQ./FT.
- ♣ ENGINEERED STEEL GARAGE OVERHEAD DOOR - CLOPAY (160 MPH)
- ♣ 18" OVERHANGS WITH ALUMINUM F-CHANNEL SOFFIT SYSTEM
- ♣ ENGINEERED, TEMPERED, MITERED GLASS WINDOW AT NOOK

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

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
- ♣ ¾" 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 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
- ♣ 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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