

# © Rembrandt II - Luxury Specifications

## 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. INCLUDES SOFT CLOSE DOORS AND DRAWERS
- ♣ UNDER AND OVER CABINET VALANCES IN KITCHEN WITH LED LIGHTING
- ♣ STAINLESS STEEL UNDERMOUNT SINK IN BASE CABINET WITH GRANITE COUNTERTOP IN LAUNDRY ROOM WITH 30" UPPER CABINETS ABOVE WASHER/DRYER WITH CROWN
- ♣ 3 CM GRANITE KITCHEN COUNTERTOPS AND NOOK WINDOWSILL WITH STAINLESS STEEL UNDERMOUNT SINK
- ♣ 3 CM GRANITE OR MSI QUARTZ SPARKLING WHITE WINDOWSILLS THROUGHOUT EXCEPT BATHS, DINING AND LAUNDRY ROOM
- ♣ 3 CM GRANITE COUNTERTOPS AND WINDOWSILLS IN BATHS
- ♣ CLEAR GLASS FRAMELESS SHOWER ENCLOSURES WITH CHROME HARDWARE IN BOTH BATHS
- ♣ FULL WIDTH VANITY MIRRORS, 42" 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 & SHELF AREAS
- ♣ 5 1/4" CROWN MOLDING COFFERED CEILINGS @ MASTER SUITE, GREAT ROOM AND DEN
- ♣ 5 1/4" BASEBOARDS THROUGHOUT
- ♣ 9'4" CEILINGS THROUGHOUT

## STRUCTURAL

- ♣ MONOLITHIC CONCRETE FOUNDATION ON TERMITE TREATED SOIL WITH GUARANTEE
- ♣ CONCRETE BLOCK AND/OR FRAME CONSTRUCTION
- ♣ ENGINEERED LINTELS
- ♣ ENGINEERED ROOF TRUSS SYSTEM WITH STORAGE IN GARAGE
- ♣ WATERPROOF 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 ELONGATED TOILETS WITH SOFT CLOSE SEATS
- ♣ 50 GALLON ENERGY SAVER WATER HEATER

## 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

## 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
- ♣ 32' STEEL I-BEAM OVER LANAI FOR OPTIMAL VIEWS
- ♣ 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 SOFT CLOSING HINGES
- ♣ SCHLAGE STANDARD HANDLE SET ON FRONT DOOR AT ENTRY
- ♣ SCHLAGE LEVER STYLE STANDARD INTERIOR DOOR HARDWARE
- ♣ 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 (2) 1/2 HP CHAIN DRIVE, LIFTMASTER MY Q OPENERS WITH TWO CONTROLS, KEYLESS ENTRY PAD, DELUXE WALL CONSOLE AND REVOLVING CODE
- ♣ PRO-HOMES COMPREHENSIVE BUILDERS WARRANTY
- ♣ INTERIOR DESIGN SUPPORT

### \*ALLOWANCES:

- APPLIANCE ALLOWANCE - \$5,000
- DECORATIVE FAN ALLOWANCE - \$700
- DECORATIVE LIGHTING ALLOWANCE - \$1,500
- PROFESSIONALLY DESIGNED LANDSCAPE PACKAGE - \$1,900

- ♣ 2" x 4" INTERIOR STUDS ON 16" CENTER
- ♣ REINFORCED CONCRETE DRIVEWAY - 1,250 SQ./FT.
- ♣ ENGINEERED STEEL GARAGE OVERHEAD DOOR - CLOPAY (160 MPH)
- ♣ 18" OVERHANGS WITH ALUMINUM F-CHANNEL SOFFIT SYSTEM
- ♣ ENGINEERED, TEMPERED, MITER GLASS WINDOW AT DINING

- ♣ MOEN EVA OR DELTA ASHLYN 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 IN KITCHEN

- ♣ WHITE VINYL, IMPACT, LOW E INSULATED, WINDOWS
- ♣ ALUMINUM, IMPACT, LOW E INSULATED, SLIDING GLASS DOORS
- ♣ R-6 DUCT INSULATION
- ♣ 3/4" INSULATION BOARD ON ALL OUTSIDE BLOCK WALLS

- ♣ ROCKER TYPE DECORA SWITCHES WITH (2) DIMMER SWITCHES
- ♣ WASHER / DRYER OUTLETS
- ♣ 5 TV'S @ 5' AFF/ 1 CAT5E PHONE JACK/ AND 5 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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