

© Vermeer - Luxury Specification

GENERAL SPECIFICATIONS

- ♣ STAINLESS STEEL APPLIANCE ALLOWANCE*
 - ♣ WOOD CABINETS WITH 36" UPPIERS IN THE KITCHEN, RAISED VANITIES IN ALL BATHS, INCLUDING TOE LIGHTING IN MASTER BATHROOM
 - ♣ 3 CM GRANITE KITCHEN COUNTERTOPS WITH STAINLESS STEEL UNDERMOUNT SINK
 - ♣ UNDER AND OVER CABINET VALANCES IN KITCHEN WITH LED LIGHTING
 - ♣ LEVEL 1 GRANITE OR MSI QUARTZ SPARKLING WHITE WINDOWSILLS THROUGHOUT EXCEPT BATHS
 - ♣ 3 CM GRANITE COUNTERTOPS IN BOTH BATHS AND GRANITE WINDOWSILL IN MASTER BATH INCLUDING TOE LIGHTING IN MASTER BATHROOM
 - ♣ STAINLESS STEEL UNDERMOUNT SINK IN BASE CABINET WITH GRANITE COUNTERTOP IN LAUNDRY ROOM
 - ♣ 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 AND SHELF AREAS
 - ♣ STACKED STONE AT FRONT ELEVATION
 - ♣ SCREENED LANAI WITH DOOR
 - ♣ PRO-HOMES COMPREHENSIVE BUILDERS WARRANTY
 - ♣ INTERIOR DESIGN SUPPORT
 - ♣ 5 ¼" BASEBOARDS THROUGHOUT
 - ♣ CATHEDRAL CEILINGS IN MAIN LIVING, 8' CEILINGS IN REMAINING AREAS
 - ♣ LIFETIME WARRANTY DIMENSIONAL SHINGLES OVER RUBBER UNDERLAYMENT AND PLYWOOD ROOF SHEATHING
 - ♣ ALCOA ALUMINUM SOFFIT AND FASCIA
 - ♣ 6" GUTTERS WITH DOWNSPOUTS AT FRONT ELEVATION ONLY
 - ♣ TRIPLE HINGED INTERIOR PRE-HUNG DOORS
 - ♣ FIBERGLASS EXTERIOR DOORS WITH DEADBOLTS
 - ♣ CASED INTERIOR BI-FOLD DOORS
 - ♣ 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 STUCCO EXTERIOR FINISH INCLUDING INTERIOR GARAGE WALLS
 - ♣ SCHLAGE STANDARD HANDLE SET ON FRONT DOOR AT ENTRY
 - ♣ SCHLAGE LEVER STYLE STANDARD INTERIOR DOOR HARDWARE
 - ♣ RECESSED AIR HANDLER
 - ♣ 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
- *ALLOWANCES:**
APPLIANCE ALLOWANCE - \$5,000
DECORATIVE FAN ALLOWANCE - \$600
DECORATIVE LIGHTING ALLOWANCE - \$900
PROFESSIONALLY DESIGNED LANDSCAPE PACKAGE - \$1,500

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
- ♣ 2" X 4" INTERIOR STUDS ON 16" CENTERS
- ♣ REINFORCED CONCRETE DRIVEWAY - 865 SQ./FT.
- ♣ ENGINEERED STEEL GARAGE OVERHEAD DOOR - CLOPAY (160 MPH)
- ♣ 18" OVERHANGS WITH ALUMINUM F-CHANNEL SOFFIT SYSTEM

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 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 ON 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
- ♣ ROCKER TYPE DECORA SWITCHES WITH (2) DIMMER SWITCHES
- ♣ WASHER / DRYER OUTLETS
- ♣ 4 TV'S @ 5' AFF / 1 CAT5E PHONE JACK / 5 FAN ROUGH-INS
- ♣ OUTSIDE VENTED EXHAUST FANS IN ALL BATH
- ♣ LIGHTED DOOR CHIME
- ♣ (1) FLOOR OUTLET WITH PVC TRIM AND SWITCH

*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.
Porter Contracting Inc. is a state licensed building contractor doing residential and commercial building as well as remodeling.*