

© Westbury III - Luxury Specification

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 CABINET WITH GRANITE COUNTERTOP IN LAUNDRY ROOM
- ❖ 3 CM GRANITE KITCHEN COUNTERTOPS AND DINING ROOM WINDOWSILL WITH STAINLESS STEEL UNDERMOUNT SINK
- ❖ LEVEL 1 GRANITE OR MSI QUARTZ SPARKLING WHITE WINDOWSILLS THROUGHOUT EXCEPT BATHS, DINING ROOM AND LAUNDRY ROOM
- ❖ 3 CM GRANITE COUNTERTOPS AND WINDOWSILLS IN BATHS
- ❖ FREESTANDING TUB IN MASTER BATH WITH 42" TILE WAINSCOT*
- ❖ FRAMELESS 3/8" CLEAR GLASS WITH POLISHED EDGE SHOWER ENCLOSURES WITH CHROME HARDWARE IN POOL BATH, MASTER BATH AND GUEST BATH
- ❖ 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 WITH HI-LO/5 SHELVES IN MASTER
- ❖ CORNER MEET SLIDING GLASS DOOR IN GREAT ROOM/DINING ROOM
- ❖ WALK-IN CLOSET AT BEDROOM #3
- ❖ 10' CEILINGS MAIN LIVING WITH 5 1/4" CROWN MOULDING AT COFFER CEILINGS IN GREAT ROOM & DEN
- ❖ 9'4" CEILINGS REMAINING WITH 5 1/4" CROWN MOULDING AT COFFER CEILING IN MASTER SUITE
- ❖ 5 1/4" BASEBOARDS THROUGHOUT
- ❖ ALL INTERIOR AND EXTERIOR DOORS 8' HEIGHT
- ❖ DEN WITH DOUBLE 1 LITE FRENCH 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
- ❖ TRIPLE HINGED PRE-HUNG DOORS
- ❖ FIBERGLASS EXTERIOR DOORS WITH DEADBOLTS
- ❖ 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 (2) 1/2 HP CHAIN DRIVE LIFTMASTER MY Q OPENERS WITH TWO CONTROLS, 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 - \$5,000
- ❖ DECORATIVE FAN ALLOWANCE - \$1,000
- ❖ DECORATIVE LIGHTING ALLOWANCE - \$1,000
- ❖ PROFESSIONALLY DESIGNED LANDSCAPE PACKAGE - \$1,900
- ❖ FREESTANDING TUB ALLOWANCE INCLUDES 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 - 1,175 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 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/ AND 6 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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