

# Zinnia 3 Bed / 2 Bath / 3 Car - Luxury Specifications

## GENERAL SPECIFICATIONS – 1660 Sq. Ft.

- ♣ STAINLESS STEEL APPLIANCE ALLOWANCE\*
- ♣ WOOD CABINETS WITH 42" UPpers IN KITCHEN, RAISED VANITIES IN BATHS, 30" UPPER CABINETS OVER WASHER/DRYER/SINK w/ CROWN IN LAUNDRY
- ♣ UNDER AND OVER CABINET VALANCES IN KITCHEN
- ♣ 3CM GRANITE KITCHEN COUNTERTOPS WITH STAINLESS STEEL UNDERMOUNT SINK
- ♣ 3CM GRANITE LAUNDRY COUNTERTOP WITH STAINLESS STEEL UNDERMOUNT SINK
- ♣ 3CM GRANITE BATHROOM COUNTERTOPS, WINDOWSILLS, AND WHITE RECTANGLE UNDERMOUNT SINKS
- ♣ LEVEL 1 GRANITE OR MSI QUARTZ SPARKLING WHITE WINDOWSILLS EXCEPT BATHS AND DINING
- ♣ FRAMELESS 3/8" CLEAR GLASS SHOWER ENCLOSURES WITH CHROME HARDWARE IN MASTER AND GUEST 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 SHELIVING IN ALL ROD AND SHELF AREAS
- ♣ WALK-IN CLOSETS AT ALL BEDROOMS
- ♣ 5 1/4" CROWN MOULDING AT COFFER IN GREAT ROOM AND MASTER BEDROOM
- ♣ ALL INTERIOR AND EXTERIOR DOORS 8' HEIGHT
- ♣ 5 1/4" BASEBOARDS THROUGHOUT
- ♣ 10'4" CEILINGS AT MAIN LIVING AREA, 12' AT ENTRY/FOYER/STUDY/BED 3 AND 9'4" CEILINGS THROUGHOUT REMAINING
- ♣ 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 COMPOSITE JAMBS AND DEADBOLTS. NON-IMPACT GLASS AT FRONT ENTRY DOOR AND DINING
- ♣ PRE-HUNG DOORS WITH SCHLAGE KNOB/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
- ♣ 3- SIDED EXTERIOR STONE COLUMNS AND MASTER BATH/GARAGE AREAS UP TO 36" HIGH AS SHOWN ON FRONT ELEVATION\*
- ♣ GARAGE DOOR OPENER PACKAGE INCLUDING A 1/2 HP CHAIN DRIVE LIFTMASTER MY Q OPENER 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 LIGHTING ALLOWANCE - \$1,000
- DECORATIVE FAN ALLOWANCE - \$1,000
- PROFESSIONALLY DESIGNED LANDSCAPE PACKAGE - \$2,500
- FRONT ELEVATION – STONE AND TILE ALLOWANCE - \$5,000

## 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
- ♣ WATERPROOFED MASONRY OPENINGS
- ♣ REINFORCED CONCRETE DRIVEWAY – 900 SQ./FT.
- ♣ ENGINEERED STEEL GARAGE OVERHEAD DOOR – CLOPAY (160 MPH)
- ♣ 2" X 4" INTERIOR STUDS ON 16" CENTERS
- ♣ 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 HIGHLINE COMFORT HEIGHT ELONGATED TOILETS w/SOFT CLOSE SEATS
- ♣ MOEN EVA OR DELTA ASHLYN SERIES CHROME SINGLE HOLE FAUCETS
- ♣ 50 GALLON ENERGY SAVER WATER HEATER
- ♣ 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" RIGID 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
- ♣ 5TV's @ 5' AFF, 1 CAT6E PHONE JACK, 6 FAN ROUGH-INS
- ♣ OUTSIDE VENTED EXHAUST FANS IN ALL BATHS
- ♣ 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.  
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