

# © Picasso - 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
  - ♣ 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 OVER WASHER & DRYER
  - ♣ 3 CM GRANITE KITCHEN COUNTERTOPS WITH STAINLESS STEEL UNDERMOUNT SINK
  - ♣ LEVEL 1 GRANITE OR MSI QUARTZ SPARKLING WHITE WINDOWSILLS THROUGHOUT EXCEPT BATHS AND LAUNDRY ROOM
  - ♣ 3 CM GRANITE COUNTERTOPS AND WINDOWSILLS IN BATHS
  - ♣ FREESTANDING TUB IN MASTER BATH \*
  - ♣ CLEAR GLASS FRAMELESS SHOWER ENCLOSURES WITH CHROME HARDWARE IN BOTH BATHS
  - ♣ FULL WIDTH VANITY MIRRORS, 42" HIGH
  - ♣ PLANK TILE UP TO 36" IN FOYER, KITCHEN, LIVING ROOM, FAMILY ROOM, DINING, NOOK, LAUNDRY, ALL BATHS, HIGH TRAFFIC WALKWAYS WITH TOTAL COVERAGE UNDERLAYMENT
  - ♣ CARPET BEDROOMS AND CLOSETS WITH 8# PAD\*
  - ♣ KNOCKDOWN TEXTURE APPLIED TO WALLS AND CEILINGS
  - ♣ FREE-SLIDING VENTILATED CLOSET SHELVING IN ALL ROD AND SHELF AREAS
  - ♣ CHAIR RAIL IN DINING ROOM
  - ♣ 5 1/4" CROWN MOULDING COFFERED CEILINGS @ FAMILY ROOM, GREAT ROOM AND MASTER
  - ♣ 5 1/4" BASEBOARDS THROUGHOUT
  - ♣ 11' 4" CEILING IN MAIN LIVING AREA, 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
  - ♣ FIBERGLASS EXTERIOR DOORS WITH DEADBOLTS
  - ♣ SOLID CORE DOOR FROM HOUSE TO GARAGE WITH SELF CLOSING HINGES
  - ♣ UPGRADED INTERIOR DOOR PACKAGE INCLUDING 8" DOORS THROUGHOUT
  - ♣ SCHLAGE LEVER STYLE DOOR HARDWARE
  - ♣ SCHLAGE HANDLE SET ON FRONT ENTRY
  - ♣ 2 COATS OF SATIN ACRYLIC PAINT (ROLLED) ON INTERIOR, (1) CONTRAST WALL PAINT COLOR VS. WHITE DOOR/TRIM COLOR
  - ♣ SATIN ACRYLIC PAINTED STUCCO FINISH INCLUDING INTERIOR GARAGE WALLS
  - ♣ 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 - \$6,000
- DECORATIVE LIGHTING ALLOWANCE - \$1,500
- DECORATIVE FAN ALLOWANCE - \$1,000
- PROFESSIONALLY DESIGNED LANDSCAPE PACKAGE - \$1,900
- FREESTANDING TUB ALLOWANCE - \$3,200 INCLUDES A STANDARD WALL MOUNTED FAUCET
- CARPET - \$24. PER YARD

## 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
- ♣ 2" x 4" INTERIOR STUDS ON 16" CENTERS
- ♣ REINFORCED CONCRETE DRIVEWAY - 942 SQ./FT.
- ♣ ENGINEERED STEEL GARAGE OVERHEAD DOOR - CLOPAY (160 MPH)
- ♣ 28 GAUGE STEEL HURRICANE STORM PANEL SYSTEM
- ♣ 18" OVERHANGS WITH ALUMINUM F-CHANNEL SOFFIT SYSTEM

## PLUMBING

- ♣ PEX OVERHEAD WATER LINES AND PVC DRAIN LINES
- ♣ MOEN ARBOR OR DELTA MATEO 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, NON-IMPACT, LOW E INSULATED, WINDOWS
- ♣ ALUMINUM, NON-IMPACT, LOW E INSULATED, SLIDING GLASS DOORS
- ♣ R-6 DUCT INSULATION
- ♣ 3/1" INSULATION BOARD ON ALL OUTSIDE BLOCK WALLS

## ELECTRICAL

- ♣ 200 AMP 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 PROTECTION IN REMAINING LIVING AREAS
- ♣ LED RECESS LIGHTING THROUGHOUT
- ♣ 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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Co-Owners Bill Porter and Eli Porter pay particular attention to design and detail to assure the owner of lasting quality and satisfaction.  
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