

©Dorian- Luxury Specifications

GENERAL SPECIFICATIONS

- ♣ STAINLESS STEEL APPLIANCE ALLOWANCE*
- ♣ LEVEL 2 WOOD CABINETS WITH 42" UPPERS IN KITCHEN, RAISED VANITIES IN ALL BATHS AND 30" UPPER CABINETS OVER WASHER AND DRYER ONLY W/ CROWN
- ♣ UNDER AND OVER CABINET VALANCES IN KITCHEN
- ♣ 3 CM GRANITE KITCHEN COUNTERTOPS WITH STAINLESS STEEL UNDERMOUNT SINK
- ♣ 3 CM GRANITE COUNTERTOPS AND WINDOWSILLS IN BATHS WITH SQUARE UNDERMOUNT SINKS, AND (2) BENCH SEATS
- ♣ LAUNDRY TUB IN BASE CABINET W/ LAMINATE TOP IN LAUNDRY ROOM
- ♣ LEVEL 1 GRANITE OR MSI QUARTZ SPARKLING WHITE WINDOWSILLS THROUGHOUT, EXCEPT BATHS AND NOOK
- ♣ FRAMELESS 3/8" CLEAR GLASS SHOWER ENCLOSURE W/CHROME HARDWARE IN MASTER BATH TO THE FLOOR
- ♣ FULL WIDTH VANITY MIRRORS, 42" HIGH
- ♣ 8" X 24", PLANK TILE IN FOYER, KITCHEN, DINING/OFFICE, GREAT ROOM, LAUNDRY, NOOK, BOTH BATHS, HIGH TRAFFIC WALKWAYS, WITH TOTAL COVERAGE UNDERLAYMENT
- ♣ CARPET BEDROOMS AND CLOSETS W/ 6# PAD*
- ♣ KNOCKDOWN TEXTURE APPLIED TO WALLS AND CEILINGS
- ♣ FREE-SLIDING VENTILATED CLOSET SHELVING IN ALL ROD AND SHELF AREAS
- ♣ 9'4" CEILINGS THROUGHOUT
- ♣ 5 1/4" CROWN MOULDING AT COFFER IN GREAT ROOM AND NOOK
- ♣ 5 1/4" BASEBOARDS THROUGHOUT
- ♣ 8' TALL CORNER MEET SLIDING GLASS DOORS IN GREAT ROOM/NOOK
- ♣ CHAIR RAIL STANDARD IN OFFICE
- ♣ OFFICE WITH (2) 2080 CLEAR GLASS POCKET DOORS
- ♣ WALK-IN CLOSET AT BEDROOM #2

STRUCTURAL

- ♣ MONOLITHIC CONCRETE FOUNDATION ON TERMITE TREATED SOIL W/ 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

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

ENERGY EFFICIENCY

- ♣ STRAIGHT COOL SYSTEM (16 SEER) W/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 4-PLY PLYWOOD ROOF SHEATHING
- ♣ ALCOA ALUMINUM SOFFIT AND FASCIA
- ♣ 6" GUTTERS W/ DOWNSPOUTS AT FRONT ELEVATION ONLY
- ♣ TRIPLE HINGED PRE-HUNG DOORS
- ♣ FIBERGLASS EXTERIOR DOORS WITH DEADBOLTS
- ♣ SOLID CORE DOOR FROM HOUSE TO GARAGE WITH SOFT CLOSE 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
- ♣ STUCCO SIDING WITH STANDARD CORBEL OVER RAISED ENTRY
- ♣ GARAGE DOOR OPENER PACKAGE INCLUDING A 1/2 HP CHAIN DRIVE LIFTMASTER 8365 MY Q OPENER WITH TWO CONTROLS, KEYLESS ENTRY PAD, A DELUXE WALL CONSOLE AND REVOLVING CODE
- ♣ PRO-HOMES COMPREHENSIVE BUILDERS WARRANTY
- ♣ INTERIOR DESIGN SUPPORT

* ALLOWANCES:

- APPLIANCE ALLOWANCE - \$3,500
- DECORATIVE LIGHTING ALLOWANCE - \$1,000
- DECORATIVE FAN ALLOWANCE - \$500
- PROFESSIONALLY DESIGNED LANDSCAPE PACKAGE - \$1,900
- CARPET - \$24. PER YARD

- ♣ REINFORCED CONCRETE DRIVEWAY - 865 SQ./FT.
- ♣ ENGINEERED STEEL GARAGE OVERHEAD DOOR - CLOPAY (160 MPH)
- ♣ 28 GAUGE STEEL HURRICANE STORM PANEL SYSTEM
- ♣ 18" OVERHANGS W/ALUMINUM F-CHANNEL SOFFIT SYSTEM
- ♣ OUTDOOR KITCHEN ROUGH-IN ONLY

- ♣ 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

- ♣ PGT ALUMINUM, NON-IMPACT LOW-E INSULATED SOLAR BAN 70XL WINDOWS
- ♣ R-6 DUCT INSULATION
- ♣ R-5.4 THERMAX ON ALL OUTSIDE BLOCK WALLS

- ♣ ROCKER TYPE DECORA SWITCHES WITH (2) DIMMER SWITCHES
- ♣ WASHER / DRYER OUTLETS
- ♣ 4 TV'S @ 5' AFF / 1 CAT5E PHONE JACK/ 6 FAN ROUGH-INS
- ♣ OUTSIDE VENTED EXHAUST FANS IN ALL BATH
- ♣ LIGHTED DOOR CHIME
- ♣ 1 FLOOR OUTLET W/ 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.