©Donatello – Luxury Specifications

General Specifications

- Stainless Steel Appliance Allowance*
- Level 2 Wood Cabinets with 36" Uppers in Kitchen, Raised Vanities in all Baths Including Toe Lighting in Master Bathroom
- 3 cm Granite Kitchen Countertops with Stainless Steel Undermount Sink
- 3 cm Granite Windowsills throughout, except Baths
- 3 cm Granite countertops & windowsills in both Baths
- Soaking Tub in Master bath
- Double Bowl Vanity & Recessed Shower w/ frameless glass Enclosure and Chrome Hardware in Master bath
- Full Width Vanity Mirrors, 42" high
- Plank Tile up to 36" in Great Room, Kitchen, Nook, Dining, Living Room, Laundry & Both Baths 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
- 5 ¼" Crown Moulding at Coffer in Great Room
- 5 ¼" Baseboards throughout
- 3/8" Clear Tempered (2) Sided Mitered Window in Dining
- (2) Screened Lanais w/ (1) Door Each
- Lifetime warranty dimensional shingles over rubber underlayment and plywood roof sheathing
- *Alcoa* Aluminum Soffit and Fascia
- 6" Gutters w/ Downspouts at Front Elevation Only
- Triple hinged Pre-hung Doors
- Cased interior bifold doors
- Fiberglass Exterior Doors with Deadbolts
- Solid Core Door from House to Garage with self-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
- Garage Door Opener Package including a ½ 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

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
- Reinforced Concrete Driveway – 865 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 Waterlines 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
- *Moen Eva* or Delta Ashlyn series chrome, Single Hole faucets in both Baths
- 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) w/returns in all Rooms
- R-20 Open Cell Foam Insulation over Living Area Roof Deck including all Exterior Frame Walls
- Programmable Digital Thermostat
- Aprilaire 2000 Merv 13 Air Cleaner
- White Vinyl, Non-Impact, Low-E Insulated, Windows Aluminum, Non-Impact, Low-E Insulated, Sliding Glass Doors
- R-6 Duct Insulation
- R-5.4 Thermax on all Outside Block Walls

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
- 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 w/ PVC Trim and Switch

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