

22902 Verano Construction details.
December 22, 2018

Ground Level:

- The lot was raised one foot above the street.
- The yard is fully fenced with seven gates.
- The entire yard and landscaping is covered by a sprinkler system.
- The house is built on 12" X 12" pilings.
- The concrete under the house is poured full width to the street.
- The house is built with cement siding and stainless steel nails.
- The inlet water line has a whole house water filter with a bypass.
- There is an installed stereo and CD player downstairs.
- Shelves built in the garage.
- Four enclosed damp location fluorescent lights in the garage.
- Wi-Fi controlled garage door opener.
- Smoke alarm in the garage linked to the ones in the house.
- Garage door is 9' X 9' and has been reinforced.
- Ethernet and cable pulled into the garage for future use.
- Garage door and window connected to the burglar alarm.
- The outdoor shower is plumbed with hot and cold water.
- The entire North wall has louvers.
- There is a built in picnic table and benches.
- There are two built in benches.
- One camera in the garage, four cameras under the house.
- All the lights under the house are LED fixtures.
- Dedicated LED light above the shower.
- One piece aluminum flagpole. Removable for a storm.
- Dedicated LED light for flagpole at upper deck.
- Lots of palms and shrubs. Fig tree.
- Refrigerator with two ice makers.
- Down stair locks are Kwikset Dorian Satin Nickel finish. These are Smart Key locks that are easy to rekey without a locksmith.

Stairs and Deck level:

- Split level stair way, three LED flood lights above stairs.
- Deck has two lower power outlets and one on the ceiling.
- Deck has a wash down faucet.
- All deck lights are LED.
- Hand rails are Trex plastic.
- There is an installed eat at bar with four Teak swivel bar stools.

- Top of the stairs has a gate with latch to keep pets and kids safe.

House structure:

- South wall is covered with half inch plywood inside and out from the deck floor all the way to the roof. Shear wall required by the engineer.
- Wind rated impact resistant windows and doors.
- Most windows have manual storm blinds.
- One floor throughout the house, laminate.
- Split family room, separate lights and fans.
- Solid wood dining table with two leaves and eight chairs.
- Comprehensive automated burglar alarm. Every window and door is connected. Lights, outlets and movable modules as well as the thermostat are controlled by computer and by smart phone. Smoke and fire alarm is connected to the system. Insurance reduction for this.
- Garage door opener and 80 gallon heat pump water heater are Wi-Fi enabled and controlled by smart phone.
- Every interior wall (100%) has sound deadening insulation for privacy.
- Every Bedroom door and one bathroom door are solid for sound privacy.

Kitchen Pantry Utility:

- Pot filler at the stove.
- Stainless steel appliances.
- Convection microwave
- Built in under counter ice maker.
- Delta touch faucet at the kitchen sink.
- Installed hot water dispenser, adjustable temperature control. Also controlled by the automation system and smart phone.
- LED lighting above and below the kitchen cabinets.
- Spread LED adjustable light above the sink. LED ceiling light.
- Four LED can lights in the kitchen. Well-lit for any occasion.
- Built in wine rack in the pantry.
- Commercial Speed Queen washer and dryer. Under cabinet LED lighting above each unit.
- Built in ironing board with internal receptacle.
- LED strip lights in pantry and utility room.
- Granite counter tops with basket weave backsplash.
- High bar with four bar stools.
- Cable and electrical outlet in ceiling for TV mount in the kitchen.
- Kitchen hardware is stainless steel bar stock.

Bedrooms Bathrooms

- Four LED can lights in North and South family room, master bedroom, guest and middle bedrooms can be controlled by smart phone.
- South table lamp, LED blubs, controlled by automation or smart phone.
- Ceiling fans are Hunter in Satin Nickel finish.
- All door hardware is Kwikset Dorian in Satin Nickel finish.
- Master bedroom has installed Samsung LED TV with Sony home theater unit, Blu-ray player and Bose surround speakers on built in shelves (four)
- Master bedroom and security closet locks are Kwikset Dorian Satin Nickel finish. These are Smart Key locks that can be rekeyed without a locksmith.
- Master and guest bedrooms have built in bed frames with two drawers each. The floor is complete under these and they are not attached to the wall, both can be removed if desired
- Front bedroom has two built in bunk beds with two drawers each. These are attached to the walls for safety. The floor is complete under the beds. The beds have stainless steel brackets with removable rails making it easy to make the top beds.
- The bunk bedroom has a sealed ceiling fan in Satin Nickel finish.
- All closets have LED lighting.
- Master bathroom has granite counter and backsplash. Dual rectangular sinks with Moen Eva eight inch spread faucets in Satin Nickel finish.
- Master bathroom mirror's and hardware is Moen in Satin Nickel with matching Moen wall mount LED lights along with two LED cans.
- Master bathroom has cable and electrical outlet in ceiling for TV mount in the bathroom.
- Master bathroom shower has Moen Eva fixtures, a main spray head, four adjustable body nozzles and a hand held spray head all in Satin Nickel.
Custom designed tile work and pattern with a matching granite curb and bench.
- Guest bathroom has granite counter and backsplash. Dual rectangular sinks with Moen Eva four inch spread faucets in Satin Nickel finish.
- Guest bathroom mirror's and hardware is Moen in Satin Nickel with matching Moen wall mount LED lights along with two LED cans.
- Guest bathroom has standard tub with tile surround.
- The house has one king bed, two queen beds, four twin extra-long beds, one queen hide a bed couch, a regular couch and two electric recliners.
- Guest bedroom is prewired for surround sound with four speaker shelves.

Attic Mechanical Systems:

- Three ton high efficient air conditioner.
- Every bedroom and the family room have return air registers with filters.
- Rheem 80 gallon heat pump Wi-Fi controlled water heater in the attic with leak detection, sends email if it leaks.
- Most of the attic is decked for added storage.
- The house is wired for internet through an Ethernet switching system.
- The DVR for the camera system has a UPS system; it is in the locked data closet along with the alarm system and Ethernet controller.
- The family room has a sixty three inch Samsung Plasma TV, Blu-ray player with Martin Logan speakers installed in the ceiling, and a Sony surround sound processor.
- The Router and Modem are in this entertainment center.
- There is a two channel receiver in this center that operates two outdoor weather rated speakers on the front porch.
- There is a powered antenna for this receiver.
- There is an aluminum and stainless steel cargo elevator installed outside the utility room door. The elevator has two remote control fobs. There is a latched gate at the elevator opening for safety.
- All treated wood has been sealed several times both top and bottom surfaces.
- Interior house paint is satin enamel including the ceiling to help control mold growth in this extremely humid weather.
- Bunk bedroom is semi-gloss enamel for ease of cleaning.