

Contemporary Standard Features



Interior

- 9'-11' ceilings (by model).
- Mohawk luxury vinyl plank flooring throughout.
- Hand-finished built-in wood cabinets throughout.
- Soft-close hidden hinges on cabinet doors.
- USB receptacle in kitchen area for easy recharging of electronic devices.
- Pot & pan drawers.
- Trash drawer.
- ½" drywall on walls with square corners.
- Orange peel-style textured finish on walls & ceilings.
- White walls standard.
- Flat passage & wardrobe doors throughout.
- Dramatic sculptured passage door moldings.
- 3 ½" sculptured floor moldings throughout. (Optional 5 ¼" also available)
- (3) mortised hinges on passage doors.
- Lever-style passage door lockset – satin nickel finish.
- Side-mounted metal drawer guides.
- Rocker-style light switches with matching style wall outlets.
- All copper wiring throughout.
- Metal water shut-off valves at all fixtures.
- 2" white faux wood blinds with matching wood valance on all windows
- Plumbed / wired for washer & gas dryer.
- White wood window casings throughout (except bath areas).

Kitchen

- Stainless kitchen appliances.
- 30" gas or electric built-in cooktop.
- 18-25 cubic foot double door refrigerator (by model).
- Garbage disposal.
- Dishwasher.
- 30" built-in gas or electric oven.
- Stainless undermount sink.
- Wall mounted chimney hood.
- Granite/Quartz finish countertops.
- Full-height Granite/Quartz backsplash.
- ROC pulldown faucet.
- Adjustable shelves in overhead cabinets finished with white-lined cabinet interiors.
- Crown molding on all overhead cabinets.
- Toe-kick heat register in base cabinets (per plan).

Primary Bath

- Single lever faucets.
- Designer-selected light fixture above sinks.
- Fully tiled floor to ceiling shower.
- Porcelain stand alone tub (by model).
- Quartz counters with 4" backsplash.
- Beveled-edge mirrored medicine cabinet.
- Square undermounted sink.
- Satin nickel lighting fixtures.
- Satin nickel finish towel bar and paper holder.
- Elongated low-flow water-saving toilets.
- Ceiling vented exhaust fan.

Secondary Bath

- Single lever faucets.
- Tiled shower walls.
- Designer-selected light fixture above sink.
- Fully tiled floor to ceiling shower.
- Granite/Quartz counters with 4" backsplash.
- Square undermount sink.
- Elongated low-flow water-saving toilets.
- Satin nickel finished fixtures.
- Satin nickel finish towel bar and paper holder.
- Ceiling vented exhaust fan.
- Rainforest showerhead.

Exterior

- Class "A" fire-rated architectural shingles with manufacturer's 30-Year Limited Warranty.
- High wind nailing pattern on all shingles (6 nails per shingle vs. 4 staples from other manufacturers).
- (2) exterior GFI protected patio outlets (locations vary per plan).
- Hose bibb.
- Semi-gloss exterior paint with three-color design featuring high-quality PPG paint.
- 16" front and back overhang.
- 8" sidewall eaves per plan (construction modifications can affect standard eave design).
- Six-panel 36" fiberglass insulated entry door with deadbolt security lock.
- Six-panel 32" fiberglass insulated rear entry door with deadbolt security lock.
- All exterior doors with deadbolts feature a metal plate on the door jam for added security.
- Name brand fiber-cement vertical exterior siding materials with manufacturers 25-Year Limited Warranty.

Lighting

- **Designer-selected lighting in bathrooms and kitchen.**
- 4" LED can recessed lights: 4 in living room, 4 in kitchen, 2 in each bedroom, 2 in each bathroom, 1 in each hallway, 1 in each utility closet, 1 in each walk-in closet.
- Lighting dimmers on all LED lights.
- Ceiling fan(s) w/ light kit in living room and bedrooms

Construction & Specifications

- **WUI compliant structural package for homes located in California.**
- **Solar-ready roof.**
- **Tankless water heater.**
- **Fire sprinkler system.**
- **White vinyl framed, dual-glazed windows with low-e coating for energy savings – windows are Energy Star® rated and approved.**
- **Up to R-33 insulation value in ceilings and R-22 in floors.**
- **2" x 6" exterior wall studding.**
- **High-efficiency 95% UE gas furnace.**
- **Marriage line perimeter gasket seal.**
- **Prep raceways for wall-mount flat-screen television.**
- **Door chime.**

- California CARB II compliant home.
- 20 lb. roof load hours saving energy.
- All structural lumber used is kiln-dried for higher quality.
- 2" x 6" transverse floor joists – 16" on center.
- PEX water lines.
- Water shut-off valves at all sinks and toilets.
- 5/8" fire-rated drywall ceilings.
- ¾" OSB floor decking.
- 200 amp electrical service.
- 30-gallon gas water heater (per plan).
- Gas down-flow furnace with programmable thermostat.
- Caulking seal at plumbing and electrical penetrations – walls and floors.
- Certification includes Energy Star label on the interior of the home.
- Energy-saving tankless gas or electric water heater (per plan).
- WUI compliant structural package for homes located in California.
- Moen® tub/shower faucet featuring pressure balance valves to help prevent temperature variations, reducing the chance of scalding.

The Home Gallery defers all carbon footprints from every home we produce, transport and install.

Due to continuous product development and improvement, prices, specifications, and materials are subject to change without notice or obligation. Square footage and other dimensions are approximate. Exterior images may be artist renderings and are not intended to be an accurate representation of the home. Renderings, photos and floor plans may be shown with optional features or third-party additions.

THE
HŌME
GALLERY

**Thank
You**

