



## Original Home Design Special Features

### **Bathrooms-**

- White porcelain Kohler vanity with brushed chrome Kohler faucets.
- Comfort height white porcelain Kohler toilets with soft close seat.
- Master bath: 66" cast iron dual tub on plinth and brushed nickel floor mounted hardware.
- Other baths: 16" deep, Kohler white cast iron tub.
- Toto washlets and heated towel bars in upgraded master bathroom.

**Cabinets-** Kitchen, Laundry room, and Bathroom cabinets are all wood shaker style with full extension drawers, soft close drawers and doors, and brushed nickel hardware.

**Ceilings-** The living room and bedrooms have three speed Casablanca white ceiling fans. Kitchen and Master bedroom coffer include beadboard finish. All rooms have crown molding. Ohia dining room offers a wrapped beam effect. Some bathrooms have wainscotting included. Solar tubes to let in natural light.

**Counters-** Solid surface granite found in Kitchen, Master bath, 2nd bath, and Laundry room, with a large island in the kitchen.

**Fireplace-** Majestic 42" CDVT with blower, brick panels, venting and Kenwood mantle surround.

**Fixtures and Appliances-** Below is an example of appliances used, which may vary:

- 4.3 cu. Ft. Whirlpool under counter duet steam front load white washer. (High Efficiency)
- 7.4 cu. Ft. Whirlpool under counter duet electric with quick refresh steam cycle front load white dryer. (High Efficiency)
- Whirlpool monochromatic stainless steel tier 1 fully integrated, resource efficient single dishwasher. (Energy Star)
- 30" Whirlpool gas range with convection oven and architectural stove. 36" Under the cabinet vented exhaust hood with halogen lights and grease filters.
- Stainless Steel 26 cu. Ft. Whirlpool refrigerator with ice and water dispenser. (Energy Star Monochromatic)
- 8" deep Kohler stainless steel staccato double-basin, self-rimming kitchen sink with single-hole pull down sprayer faucet brushed nickel.
- 8" Archer self-rimming lavatory sink white.
- Roof mounted passive Solarhart LX Series solar water heater (2 panels and 80 gallon tank.) Includes 10-year warranty on panels and tank if anode service is done in 5 years. Roof penetrations guaranteed against leaks for 5 years. 1-year warranty on electrical parts, including timer.

**Windows & Doors-** Double hinge Milgard Montecito Brand windows with insulated glass and two operable sashes. Exterior and interior doors are all solid core and paneled (including garage doors).

**Foundation-** Continuous concrete stem wall foundation with gravel surround.

## Floors-

- Silent "I" Joist floors to reduce sound transmission.
- Pre-Finished engineered wood flooring in the living room, dining room, and kitchen.
- All bedrooms have a rich thick ply carpet over a pad.
- Travertine tile floors with ili'ili stones at the shower enclosure in the master bath.
- Travertine tile is used in the second bath on floors and custom tub/ shower enclosure.
- Bathrooms have a radiant heating system beneath the floor with programmable temp and time control (except powder room).

Lighting- All interior lighting is recessed and rheostat controlled in some location with sconces as the exterior doors and in the bathrooms. For added energy efficiency, DFL's are used throughout. Task lighting is mounted underneath the kitchen and laundry room cabinets. An example of lighting fixtures is as follows, which may vary some:

- Kitchler Eileen chandelier in old bronze.
- Kitchler Eileen 4 light inverted pendant in old bronze.
- Kitchler Eileen 2 light bath vanity in brushed nickel.
- Kitchler 4 light bath vanity in brushed nickel.
- Kitchler Chicago outdoor wall lantern in aged bronze, 4 each.

Roof and Decking- 6 rib panel metal with Kynar finish (baked enamel).

Dura Coat Product: Durapon 70 PDVF fluorocarbon coil coating. Its cool roof deflects UV rays to lessen the heat island effect. The coating is warranted with a 35 year limited warranty. Roof contractor has (1) year warranty on workmanship and will supply that document at the closeout of project. Downspout gutters are aluminum. Gutters and downspouts surround the home.

## Walls-

- 2'x6" studs in the exterior wall framing covered in 5/8" drywall.
- All exterior walls are clad in cementitious, board and batten siding above lap siding and are insulated to R-19.
- Additional sound insulation in the interior walls around the sleeping areas and bathrooms.
- Wall heights are a minimum of 9' with 12.5' walls in living room.
- 6" base boards finish the walls in each room.

Security- Basic package includes exterior door contacts and motion detection. Additional add-ons such as a built in safe and security cameras are available as an upgrade.

## Landscaping-

- Concrete walk and asphalt driveways.
- Fully irrigated, seeded and planted yard with privacy fencing between yards per plan.
- Splash Block under all downspouts.



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