

**GALEY HOMES INC.**

**Brotherton 4**

**SPECIFICATIONS**

	DESCRIPTION	OTHER
WINDOWS	7100V series windows with Low-E glass	Champion
DOORS	ALL DOORS ARE 8' HEIGHT	
Front Door	3080 S84814XE SMOOTH STAR FIBERGLASS CRAFTSMAN	Therma Tru
Garage to Outside	Flush fiberglass	Therma Tru
House to Garage	5 Panel	Masonite Riverside
Interior Doors	5 Panel hollow core	Masonite Riverside
Sliding Patio Doors	Vinyl sliding door: Plan 1-3 Panel multi-slide; Plan 2- 4 Panel center opening	Champion Windows
Closet Bypass Doors	Pacifica Mirror with Polished Chrome Frame	
HEATING AND COOLING		
Furnace Plan 1	One gas-fired forced air units per plan	Carrier 59SC5
Furnace Plan 2	Two gas-fired forced air units per plan	Carrier 59SC5
Air Conditioning Plan 1	One Condenser 16 SEER	Carrier CA16NW061
Air Conditioning Plan 2	Two Condensers 16 SEER	Carrier CA16NW036
Whole House Fan	1-QC STL PRO-2.5X and 1 QC STL PRO-6.0x	Stealth Pro Series
Thermostat	Heating/Cooling digital setback thermostats	Honeywell Pro 6000
FIREPLACE		
Family/Great Room	55" Linear Direct-Vent Gas Fireplace with heatflow kit Stainless Steel Surround with Platinum Glass	DRL2055
INSULATION		
Attic Over Living Areas	R-38 blown in fiberglass	
Roof Ceiling	R-19 unfaced batts	
Exterior Walls	2x4: R-15 unfaced batts / 2x6: R-21 unfaced batts	
Garage Common Wall	R-15 Kraft faced batts	
DRYWALL		
Size	1/2" Walls, 5/8" Ceilings	
Corners	Square	
Finish Texture	Orange Peel	
CABINETS		
Pulls	Matte White Thermofoil Shaker C2372 Cabinet Doors with soft close Pulls - A500-4PC Edgefield	Cabinets 2000
WOOD AND TRIM		
Baseboard	5 1/2" 1RE MDF	
Interior Door Trim	MDF 2 1/4 2RE MDF	
Interior Window Trim	Drywall returned into jamb	
Master Closet Shelving	Particle board shelf with wood pole, single/double per plans	
Other Closet Shelving	Particle board shelf with wood pole	
Linen/Pantry	Particle board shelving per plans	
Handrail/Newels/Balusters	PG PS2/ PG960 SQUARE/ PG 1-1/4' SQUARE	
PAINTING		
Front Door	Enamel per Exterior Color Scheme	
Doors, Wood Trim and Closets	Latex enamel- White	
Ceilings	Flat- white	
Walls	Flat in choice of one color throughout (from selection list)	
Kitchen, Baths and Laundry	Latex enamel- white on ceiling, color choice on walls	
Exterior doors/. Garage Door	Enamel per Exterior Color Scheme	
Other Exterior	To match surrounding color or per Exterior Color Scheme	

**Brotherton 4****SPECIFICATIONS**

	DESCRIPTION	OTHER
<b>CERAMIC TILE/COUNTERTOPS</b>		
Kitchen Counter	Miami White Quartz Slab #26 edge detail	Silestone
Kitchen Backsplash		
Master Pullman	Miami White Quartz Slab #26 edge detail	Silestone
Master Shower		
Pullman Tops- Secondary	White cultured marble with integrated square sink and #26 ogee edge	California Crafted Marble
Laundry Tops	White cultured Marble with # 26 ogee edge detail and 4" backsplash	California Crafted Marble
<b>PLUMBING</b>		
Kitchen	Elkay Undermount 16 Gauge Stainless Steel 32 in. Single Bowl Delta Essa Chrome Pull Down InSinkErator Badger 1/2 HP Garbage Disposal	Elkay EFRU311610T Delta 9113-DST
Powder Bath	Sink- Modern white pedestal sink Faucet- Ashlyn series widespread in Chrome Toilet- white elongated bowl	Western Pottery 270 Delta 3564 Western Pottery 832
Master Bath	Sink- 20×16 in. White Rectangular Under Counter Faucet- Delta Ashlyn series widespread in Chrome Toilet- white elongated bowl Tub- Tiffany 67 in. Acrylic Flatbottom Center Drain Freestanding Tub in White Tub Faucet- Delta Ashlyn Roman Tub with Hand Shower In Chrome Shower Faucet- Delta Ashlyn series in Chrome	Western Pottery 188 Delta 3564 Western Pottery 832 Wyndham Delta T4764 Delta T14264
Secondary Baths	Sink- Integrated in top Faucet- Ashlyn series Single Handel in Chrome Toilet- white elongated bowl Shower - Fiberglass stalls Tub/Shower - Fiberglass stalls Shower Faucet- Ashlyn series in Chrome Tub/Shower Faucet- Ashlyn series in Chrome	Delta 564 Western Pottery 832 Fiber Care ES60-34/36WS-74 Fiber Care ET60-32-72 Delta T14264 Delta T14464
Laundry Room	Laundry Sink- White self rimming sink Faucet- single lever faucet in Chrome	Floestone SR-17 Delta 300-DST
Hot Water Heater	Tankless Water Heaters with Expansion Tank	Rheem RTGH-95DVLN-2
<b>APPLIANCES</b>		
	All Appliances- KitchenAide Stainless Steel	
Refrigerator	Optional 42-1/4 in. 25 cu. ft. Side-By-Side Refrigerator in PrintShield	KBSD602ESS
Oven	Built in 30" convection oven	KOSE500ESS
Microwave Oven	Built in (over oven) and Trim kit	KCMS1016GSS
Dishwasher	Built-in	KDTE204KPS
Hood	36" Under cabinet hood	KVUB606DSS
Cooktop	36" gas cooktop	KCGS356ESS

**Brotherton 4****SPECIFICATIONS**

	DESCRIPTION	OTHER
<b>ELECTRIC</b>	<b>NOTE:</b> Locations and quantities are as per electric plans	
Service	200 AMP	
Switches	Decora style white rocker type switches	
Receptacles	Standard white duplex outlets, Decora style above countertops	
Smoke detectors	All bedrooms and per code.	
Doorbell	Front door	
Carbon Monoxide Detector	2 per home or as needed per code	
<b>CABLE AND PHONE</b>	<b>ALL ARE HOME RUNS FROM CENTRAL WIRING CENTER</b>	
Master Bedroom	Single jack for Cat 5e line (telephone or data) and Combo jack for RG6 (cable) and Cat B148 (telephone or data)	
Great Room	Combo jack for RG6 (cable) and Cat 5e (telephone or data)	
Kitchen	Single jack for Cat 5e line (telephone or data)	
Secondary Bedrooms	Combo jack for RG6 (cable) and Cat 5e (telephone or data)	
<b>LIGHTING</b>	-	
Kitchen	Flush recessed LED lights	
Nook	5 Light Chrome Hanging Chandelier	Kichler 43999CH
Great Room	Flush recessed LED lights	
Dining Room	5 Light Linear Chrome Hanging Chandelier	Kichler 43995CH
Living Room	Switch to half-hot duplex outlet	
Hallways	Flush recessed LED lights	
Laundry Room	Surface mounted fluorescent -48"-2 tubes	
Garage	Two surface mounted fluorescent fixtures- 48"-2 tubes	
Powder	Motion sensor switch to light bar with polished chrome finish	Kichler 45496CH
Master Bath	Motion sensor switch to two light bars with polished chrome finish	Kichler 45497CH
Separate Toilet Rooms	Flush recessed LED lights	
Other Baths	Motion sensor switch to light bar with polished chrome finish	Kichler 4546/7CH
Walk-in Closets	Surface mounted 2-bulb fixtures; Master- two fluorescent fixtures	
Exterior- Entry, Garage	Wall mounted Black Lantern	Hunnington 89031-12
Exterior- Other Doors	Wall mounted Black Lantern	Hunnington 89029-12
<b>HARDWARE</b>	<b>Interior Door Handles - Kwikset Halifax Levers in Polished Chrome</b>	
Front Door Exterior	Handleset with Deadbolt - Kwikset San Clemente Black	
Exterior to Garage	Handleset with Deadbolt - Kwikset San Clemente Black	
Garage to House-	Deadbolt - Electronic Touch Screen Deadbolt in chrome	
Interior Doors	Passage	Kwikset Halifax 26
Master and Powder Baths	Privacy	Kwikset Halifax 26
Secondary Baths	Privacy	Kwikset Halifax 26
Door Hinges	Polished Chrome	
Toilet Accessories	Delta Ashlyn Chrome	Delta
<b>FLOORING</b>		
Foyer, Kitchen, Baths, Laundry	Dal Tile "Skybridge" 12x12	
All other Areas	Shaw "Union Terrace" Carpet	

**Brotherton 4****SPECIFICATIONS**

OTHER	DESCRIPTION	OTHER
Fire Sprinkler System	Concealed sprinkler heads in finished areas per approved design	
Security System	Pre--wired for all operable openings, three keypad locations, three motion detector locations, siren and phone line connection	
Mirrors	Counter width x 42" tall Powder & Master framed- Omega 80484 Pewter	Larry Methvin Installation Omega 80484
Shower doors	Masters: 600 series 3/8" frameless glass door enclosure with, pivoting hinge and "C" handle. Secondary: 400 series frameless enclosure or 1/4" glass by-pass enclosure	Larry Methvin Installation
Roofing	IKO Cambridge Architectural Shingles- Cool Series PLUS	IKO
Concrete Flatwork	4" thick gray concrete with broom finish # 3 bars @ 24" (no steel @ stoops)	
Permeable Pavers	80 mm standard permeable pavers where shown on plans Standard color and pattern	
Garage Doors	Steel roll up insulated door, painted per exterior color scheme 1/2 HP belt drive garage door with intergrated battery backup Openers included X2 3-button remotes, wifi, safety sensors	DoorLink Model 421 LiftMaster 87504
Plastering	1" foam board + 17 ga. Wire + 2 layer "60" min building paper with 2 Coat plaster system with 16-20 sand finish Smooth finish at patio ceiling	
Landscaping	Slopes, bio basins and right of way are landscaped per the landscape plans Front yard landscaping will be provided as per the planting schedule	
Fencing	5' 6" height vinyl privacy fencing at the side yards with two gates	
Solar Power System	Roof Mounted Panels: LG-365N1K-A6 Neon 2 Inverter: Enphase 10-EN-IQ7PLUS-72-2-US Plan 1- 3.29 KW : 9 Panel Plan 2- 3.65 KW : 10 Panel	

Galey Homes Inc. reserves the right to alter these specifications at any time by substituting material of equal or better value. The undersigned acknowledge that they have reviewed these specifications and this statement, and release Galey Homes Inc from any and all claims resulting from such substitution.