

SPECIFICATIONS

GAYTEWAY ON GALER

315 WEST GALER 8 UNIT TOWNHOME

UNITS 101,102,103,104,105,106,107&108

LUMBER & TRUSSES

2X6 studs shall be used on all exterior walls. All floors to be "TGI" silent floor system and will be glued and screwed.

WINDOWS

Aluminum Windows installed as specified on the plans.

ROOF

Torch Down

GUTTERS

3" round down spouts, connected to the storm system.

PLUMBING

Townhomes shall be provided with the following:

Hot water, recirculating system, plumbed for icemaker, recessed water and drain box for washer, insulated pipes and One (1) hose bibs on each roof top deck.

KITCHEN

Sinks shall be Sterling #11605-NA/ 32x18x9 Stainless undermount.
Faucet shall be Chrome Hansgrohe Talis #14872001
Disposal 1/2hp w/countertop air switch

MASTER BATH

2 Sinks shall be Kohler oval white under mount K-2881-0.
Faucets shall be Chrome Hansgrohe Focus undermount #31730001 .
Two (2) Chrome Hansgrohe showerheads w/temperature controls #31735001.
Shower enclosure to be Frameless 1/2" Glass.
Bath Tub to be Pose #6030/ 60x30x22(not in units 101&102)
Toilet to be white Kohler K-3999-0

MAIN BATHS & Powder bath

Sinks shall be Kohler oval white undermount #K-2881-0.
Faucets shall be Chrome Hansgrohe chrome Focus #31701001.
Tub or shower pan combination to be 3x5 white.
Tub/shower valve to be Hansgrohe chrome faucet.
Showers to have clear glass enclosures/Bathtubs will not have enclosures
Toilets to be white Kohler K-3999-0

SIDING

Townhomes to be sided with a combination of Prefinished metal panels and painted Hardi Panels, with drainage system behind the panels

HEATING/AC

DAIKEN Heat Pump Cadets (3 per unit), for heating and air conditioning.

Electric wall mounted heaters for bathrooms and 1st floor bedrooms.

HOT WATER TANKS

One Navian On Demand Tankless water heater w/Recirc Pump.

ELECTRICAL

Townhomes to be installed with a standard 200 AMP service, with can and decorative lights

AUDIO/VIDEO/PHONE

In family room, kitchen, roof top decks, bedrooms.
Pre-wired for entertainment package and Cat 5, and for security.

EXTERIOR OUTLETS

On all decks

GARAGE

Lighting and wiring per codes.

SMOKE DETECTORS WILL BE INSTALLED PER CURRENT BUILDING CODE

ENTRY DOOR

Fiberglass solid core door, with obscured glass

GARAGE DOORS

Wayne Daulton Roll Up 900 Series w/secure vent

INSULATION

Townhomes to be installed with the following and Polycel foam caulk per code.

WALLS

Exterior R-21 Batts
Interior R-15 Batts

UNDER FLOORS

R-30Batts - Every single wall and ceiling in the townhomes has extra insulation for extra soundproofing

ROOF/CEILING

R-38 Batts

PAINT

INTERIOR

1 coat primer to walls and ceilings. All walls and ceilings to be sprayed rolled for the final application. Semi gloss laquer sprayed millwork for all trim and doors

EXTERIOR

Townhomes to be rolled with 2 coats of latex paint on Hardi Panels

DRYWALL

Townhomes to be finished with smooth wall finish and PVA.

CABINETS

Custom made cabinets in kitchen and bathrooms. The style of the cabinets to be Dark Ebony w/HG Finish. Upper Cabinets to be Aluminum Frames with Satin Glass. All doors and drawers will have self closing guide tracks. Closet package for master bedroom and pantry's.

MILLWORK

Townhomes to be installed with flat panel solid Masonite doors, 5 ¼ molded base throughout. Windows will be wrapped. Stair system to be finished with a metal rail system and hand rail.

HARDWARE

Townhomes to be installed with Emtek Chrome hardware. A dead bolt will be installed on all front entry doors. House to garage door will be installed with keyed lock. All bathrooms will be installed with privacy locks.

MIRRORS

Main Bathrooms to be installed with 3/16” plate glass mirrors installed from top of backsplash to bottom of light fixture. Custom frame mirrors to be installed in all master bathrooms.

LIGHTS

Decorative light fixtures shall be installed in the bathrooms, kitchen island, stairways & exterior of the building. The balance of the house will be installed with recessed lighting with white trim.

FIREPLACE

One (1) fireplace to be installed in each townhome units family room. Fireplace to be Napoleon Crystallo BGD36CFG. Slab mantle surround to be installed around the fireplace.

HARD SURFACE - ALL TILE MATERIALS WILL BE PROVIDED BY PRATT AND LARSON

The interior hard surface will be installed to meet the following specifications:

- KITCHENS** Countertops to be slab 3CM white Caesar Stone or similar.
 Kitchen islands to have Waterfall solid surface
 Backsplash –Artistic Stilo Glass Horizontal
 Flooring to be Pre- finished hardwood.

- MASTER BATHS** Shower and bath tubs to be finished in White WA 3000 Ceramic Gloss White
 10x18 and Chrome 1.WM Porcelain 12x24
 Flooring to be Chrome 1.WM Porcelain 12x24

- MAIN BATHS** Tub or Shower combination to have ceramic tiles 12x24.
 Countertops to be slab Caesar stone or will be pedestal sinks.
 Flooring to be ceramic tiles 12x24

- ENTRY/HALL** Flooring to be Pre-finished hardwood.

- FAMILY ROOM&
 KITCHENS** Flooring to be Pre-finished hardwood.

CARPET*

Bedrooms , Closets and hallways will have Berber carpet with 5 pound pad.

***BUILDER WILL GIVE BUYERS HIS SELECTIONS OF CARPET TO CHOOSE FROM IF A PRESALE OCCURS. ALL CARPET DECISIONS WILL BE APPROVED BY THE BUILDER BEFORE CHOOSING THE COLORS.**

CENTRAL VACUUM SYSTEM & ALARM PREWIRE

To be installed in each Townhome unit. There will be one Vacuum clean out tank in the garage for all 8 units. Trim accessories are included.

APPLIANCES

The following appliance package will be installed in each Townhome.

- COOKTOP/OVEN** Viking 30” six-burner/Gas/ Oven. #VGIC530-4B. Viking ventilation hood.

- REFRIGERATOR** LIEBHERR Stainless 36" built in HCS 2062 model

- DISHWASHER** Fisher&Paykel stainless drawer dishwasher #DD24DCX7

- MICROWAVE** Viking convection #VMOC206

- WASHER DRYER** Whirlpool Duet Stacked #WFW9550W

ELEVATORS – Units 105,106,107,108 – will have elevators installed which will go from the garage to the rooftop decks, 4 floors. Interior of the Cabs will be finished.

SECURITY PEDESTRIAN GATE - Property to have 2 pedestrian security gate entrances on both the East and West side front entrances. Each gate will have a call box panel for access to each unit’s phone line for access. Gate to self close.

LANDSCAPING

Landscaping in all planters to be finished with irrigation system

ROOF TOP DECKS

Each townhome unit will have their own privately accessed, roof top deck. Deck flooring to be Trex like material on pressure treated pedestal platform.

GARAGE PARKING

There is 17 secured parking stalls, 2 stalls per townhome unit with 1 extra stall for sale. The garage will be secured by a garage door and have an emergency exit that leads to a stairwell.

Gayteway Custom Homes LLC

Date

Buyer

Date

***All specification may change as needed. Certain materials and finishes may not be accurate. What will be installed on the interior and exterior of the building will be the decision of the builder Gayteway Custom Homes LLC.**