

# Granny Flat Inclusions

## Site Works & Structural

Connection to existing home's services: sewer, water, electricity, gas, cable  
Property surveyed and pegged prior to construction start  
Granny Flat built in accordance with California SB-1069  
Reinforced concrete slab  
Waterproofing and termite treatment

## Exterior

One, two and three story plans available  
Low maintenance stucco exteriors  
Roof: Boral tile roof with limited lifetime warranty  
Paint: Units to be painted in accordance with Granny Flat law  
Sliding Door: 5' glass slider in living area  
Front Door: 6-panel painted front door  
Lighting: Entry light at front door  
Hose: Cold water hose bibs at front and back patio  
Electrical: Two exterior weatherproof GFI outlets, 100 AMP electrical subpanel

## Bathroom

Sink: Single top-mount vitreous China lavatory sink  
Faucet: Brushed nickel faucets  
Hardware: Satin nickel towel bar, roll holder  
Countertops: Granite with 6" granite backsplash  
Cabinets: Birch cabinets with square recessed panels, laminate interiors, concealed hinges  
Shower/Tub: Easy-care tub/shower combo with brushed nickel rod for curtain (per plan)  
Shower: Easy-care shower unit with glass door (per plan)  
Mirror: Full-width vanity mirror to 36" height

## Kitchen

Energy-saving Frigidaire appliances in stainless steel/black  
Range: 30" gas range with 4 sealed burners  
Dishwasher: Energy-Star Rated Dishwasher  
Microwave: 1.6 cubic foot microwave/hood combo  
Faucet: Single-lever brushed nickel faucet, pull-out sprayer  
Sink: Double-basin stainless steel sink  
Countertops: Granite with 6" granite backsplash  
Cabinets: Birch cabinets- square recessed panels, adjustable uppers, laminate interiors, concealed hinges  
Refrigerator: not included, plumbed for water and icemaker

## Interior

Doors: Distinctive 6-panel Colonist interior doors  
Baseboards: 5 1/4" baseboards throughout  
Paint: Interior walls painted and textured  
Lighting: Elegant satin nickel light fixtures throughout  
Carpet: Mohawk Smart-Strand carpet in living, hallways, closets and bedroom(s)  
Tile: 12x12" ceramic tile in entry, kitchen, bathroom(s), laundry  
Ceiling: 9' ceilings throughout  
(San Diego- 2nd floor 8' ceiling, 3rd floor 7' ceiling)  
Laundry: Laundry closet/room included (per plan), wired for electric dryer  
Closets: Closets included in all bedrooms (except studio units), linen closets in select plans  
Electrical: Cable TV connection in living room + (1) bedroom, phone connection in kitchen + (1) bedroom

## Energy Efficient

High-efficiency tankless water heater  
Water conserving toilets, faucets and shower heads  
Automatic programmable thermostat  
High-efficiency natural gas furnace, central air-conditioner  
Flourescent/LED lighting throughout  
High performance attic with R-13 insulation in rafters  
R-49 ceiling/attic insulation, R-19 exterior wall insulation  
Two-coat stucco system increases exterior wall rating  
Jeldwen windows, dual-glazed low E with cam locks  
Full wall sheathing on exterior walls  
2"x6" exterior wall construction

## Warranty & Insurance

2-10 Home Buyer's Warranty  
All materials insured under Course of Construction Insurance  
Stand-alone fire sprinkler system (if required)  
Smoke detectors with battery back-up in bedroom(s)  
Carbon monoxide/smoke detector combo in hallway

## Need more space?

Add a front porch, garage, deck or patio onto your new Granny Flat.



PORCH



GARAGE



DECK/PATIO