

What the heck
is a **pre-built** room?

the **pre-built**
bathroom



What's the
story behind
dorothyhomes?

our people

the **pre-built**
kitchen



The first name
in **pre-built** rooms.



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the **pre-built**
MEPwall



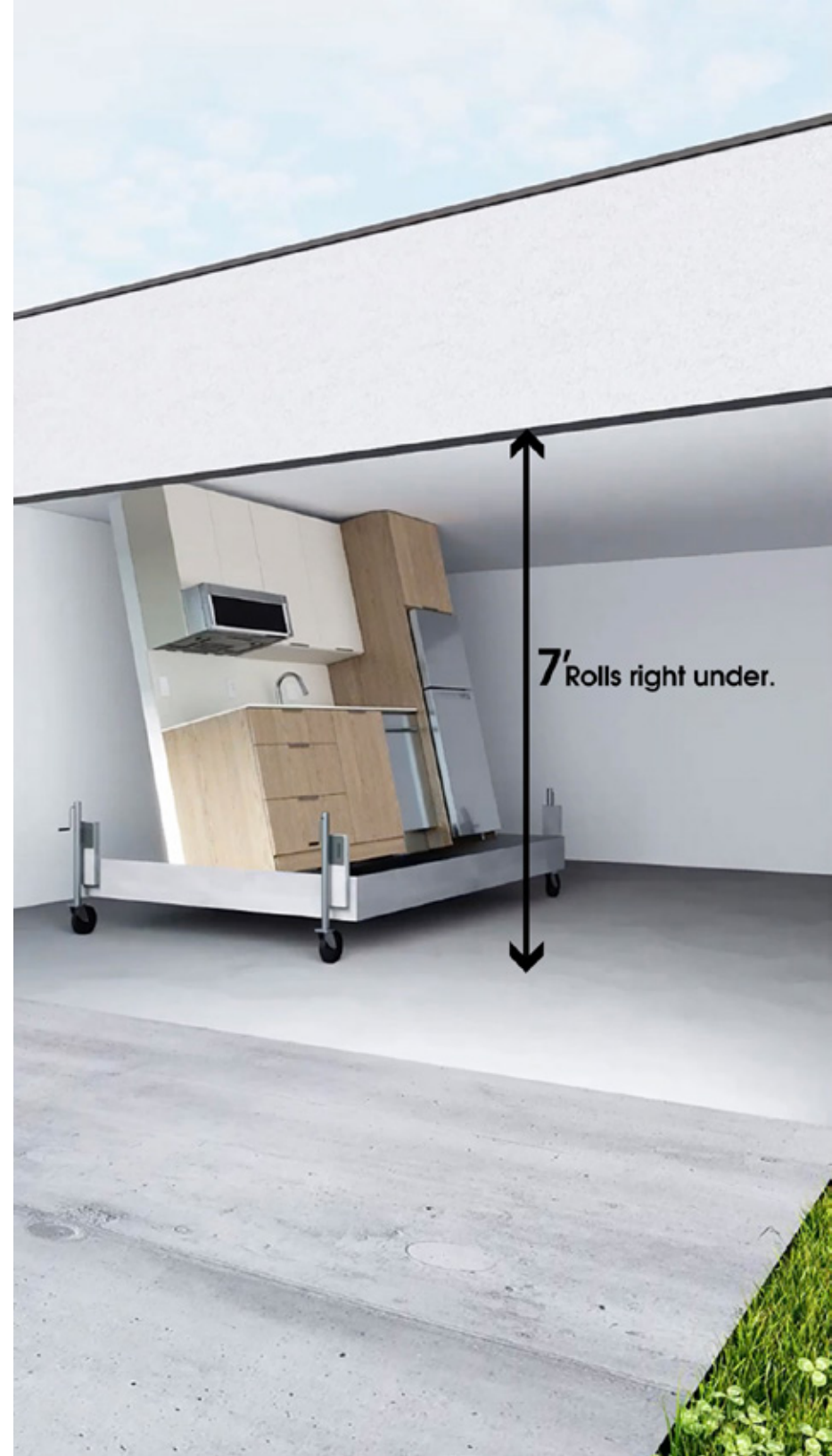
brand logos
& images

What the heck is a **pre-built** room?

Basically, it's a pre-planned, pre-assembled room, complete with walls, floors, surfaces, plumbing and electrical. We pre-build it in our factory. We load it onto our truck. We roll it into your space. And all you have to do is hook it up. It is that simple.

And, it means less electrical and plumbing sub-contractors. And that translates to that building with **pre-built** rooms becomes more profitable for contractors. You don't need four to six weeks, to even months, to build a kitchen, a bathroom and install a water heater, sub-panel and heat pump. Or the weeks that adds to your schedule and costs.

Bottom line, less subcontractors, less time, more efficient. And cost effective.



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40 years of building goes into every **pre-built** room.

The pre-fab world is developing and changing. Structures made in sections, shipped and ultimately put together at their destination make for quicker and less expensive builds. And so the idea of simplifying that process even further was not only a challenge, but at **dorothyhomes**, we viewed it as a necessity.

For 20 years, we built homes. For another 20 years, we built the materials used to build homes. And that adds up to a thorough understanding of all the ins and outs of the building business. From planning to permits, drywall to doors, and everything in between. We know what can go right and what can go wrong in the building industry. All that practical day-to-day experience is what gave birth to the idea of **dorothyhomes**. And to the **pre-built** room.

The idea behind the **pre-built** room is simple. Efficiency, speed and affordability. We've set up the pre-planning of every element. Like the idea of installing GFCI and water connections for a future-proofed connection for that spa-inspired washlet seat, we've pre-thought it all. Including making quality control an essential element to every **pre-built** room.

And when we say efficiency, speed and affordability we're not kidding. To be blunt, we're eliminating the need for many of the usual subcontractors' time and extra costs. We deliver a completed, functional, beautifully attired, ready-to-install **pre-built** room we build in our factory. We load it onto our trucks. We roll it into your space. And then you hook it up. It's that simple.

We're gearing up for the **pre-built** demand.



the **pre-built** bathroom for garage ADUs

Like all our **pre-built** bathrooms, this one comes pre-plumbed, pre-wired and pre-finished. But that's just the beginning. Our ADU, Additional Dwelling Unit, bathroom is pre-built specifically to roll in under a 7-foot garage door header with a top that's designed to lift right off.

As if that's not enough, it comes fully equipped with every luxury and necessity. A wall-hung TOTO toilet and dual-flush system. A spacious walk-in shower with an easy access low sill. And, a custom wall-hung vanity with soft close doors and drawers. The pre-planning didn't stop there. Add an electric outlet and water supply for a future washlet seat and backing installed specifically for optional grab bars if needed. And how could we forget a motion sensor night light. Who doesn't need that.



the **pre-built** powder room

Who would have thought you could get all the luxury and convenience of a powder room without all the hassle and expense of building one. Well, actually, we did. Our **pre-built** powder room comes fully-equipped with sleek, high quality fixtures, pre-built to perfection. From the wall-hung TOTO toilet to the sleek custom vanity. New construction site? We'll roll it in.



the **pre-built** bathroom

Our **pre-built** bathroom is as functional as it is luxurious. You name it, **pre-built** bathroom's got it. A wall-hung toilet. Full walk-in shower. Coordinated high-end faucets and fixtures. And a custom vanity pre-built to perfection. We've definitely made pre-fab more fabulous.



the **pre-built** ADA compliant restroom

A well-designed ADA-accessible restroom is a must for every commercial business. But meeting state's stringent standards comes with its own set of challenges. Well, that is, until now. Our **pre-built** ADA compliant restroom comes pre-assembled with the precise turning radius, sink and toilet heights, grab bars and automatic faucets required to pass ADA inspections.



And introducing the **pre-built** poolside bathroom

Part luxury. Part necessity. Completely convenient.

What pool owner hasn't fantasized about having an outdoor bathroom. But then, there's the reality of how much time, money and inconvenience is involved in building one from scratch.

We've pre-thought of everything. From the contemporary panel exterior to the wall-hung TOTO toilet and dual -flush system and modern wall-hung custom vanity. Outside, there's an attached stainless steel full shower for humans and a hot wash hose bibb for those furry members of the family. Add LED lighting and an exhaust fan and you've got every detail covered in an outdoor bathroom.



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the **pre-built** kitchen

Welcome to the heart of the home. The fully-loaded, thoughtfully designed, completely- functional, **pre-built** kitchen. With high quality appliances and custom cabinets, it's a chef's dream, too.

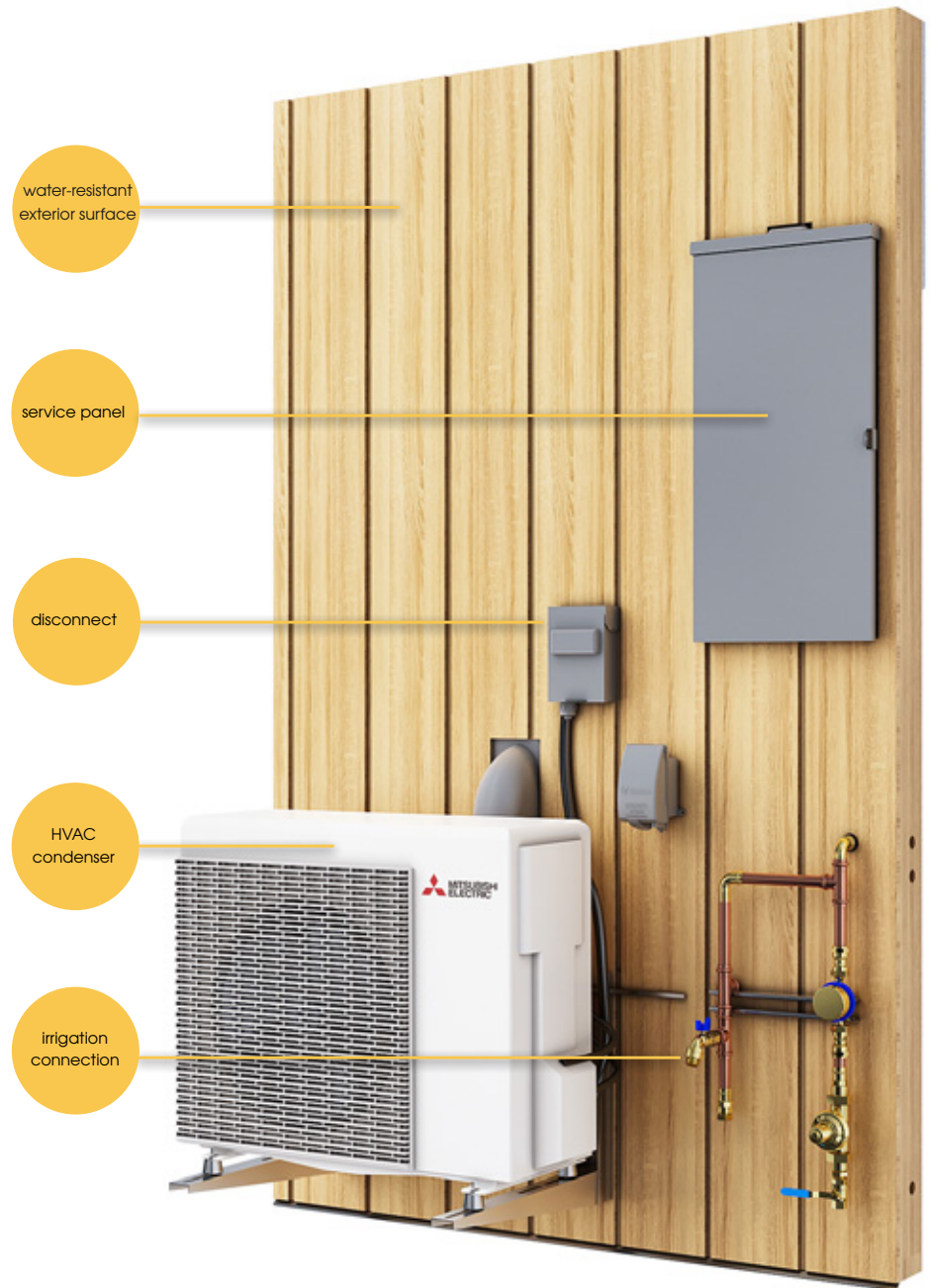
It's a snap to add the utilities and install. And homeowners get to customize cabinets, colors, countertops, fixtures and more. But with over-cabinet and under-cabinet LED lighting, a built in exhaust hood microwave, an electric cooktop and the Insinkerator™ garbage disposal, there's not much to add. Homeowners are happy and contractors even happier. It's a win-win recipe for success.



the **pre-built** California MEPwall

The MEPwall is the mechanical, engineering and plumbing brains behind the operation. And as you might expect, we've pre-thought every detail of ours, so that it meets the specific building and energy codes for the state of California. You name it, it's got it. From its pre-primed water-resistant exterior surface to its pre-installed and pre-wired breakers. And, the easiest installation, hookups and permitting you've ever dealt with.

And we haven't thought only about California. For all other states we are able to offer a Tankless instant hot-water heater and sheet metal flashing that protects the MEPwall.



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the team



Stephen Schwartz | CEO

A lifetime in the the building industry as a general contractor, a developer and a manufacturer of building products. Now focused on being an innovator.

Favorite activity: Traveling with my family.



Dan Schwartz | CFO

40 years in the building industry. From building homes to manufacturing to creating new product. Financial strategist. Innovation backer.

Favorite activity: 6 grandchildren. Need I say more.



Edwin Fung | Design Manager

15 years experience in product development in lighting, aerospace, consumer products and construction.

Favorite activity: Spending time with family.



Moira Lombard | Marketing Director

25 years in agencies from Chiat/Day/LA to JWT, DDB, Grey, RPA with clients from Honda to Toyota, Chase to Visa. On to branding clients direct. And teaching.

Favorite mischief: Shopping with my daughter.



Deicy Lemus | Architectural Associate

4 years of experience in architectural drafting, planning and construction. Interned for **dorothyhomes** while completion of BA in Architecture in May of 2023.

Favorite pastime: Hanging out with Stephanie Leal.



Larysa Yatsukh | 3D Concept

Architect, interior and furniture designer, 3D visualizer.

20 years of experience in the design and development of residential and public buildings.

Favorite challenge: Complex tasks and unusual solutions, I love creativity as a process and a result.



Stephanie Leal | Architectural Associate

4 years' experience in Architectural drafting, planning, and construction. Interned with **dorothyhomes** while completing my BA in Architecture in May 2023.

Favorite activity: Traveling and trying new things.



Dena Powers | Purchasing

20 years in product development and manufacturing.

Focused on building relationships with suppliers to build our brand and to bring the best product to our customers.

Favorite activity: Creative painting and sewing.



Brian Pauli | Manufacturing Engineer

10 years experience in lean manufacturing for consumer products and construction.

Favorite activities: Traveling and playing various sports.



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brand logos

jpgs:



The first name in **pre-built** rooms.

pngs:



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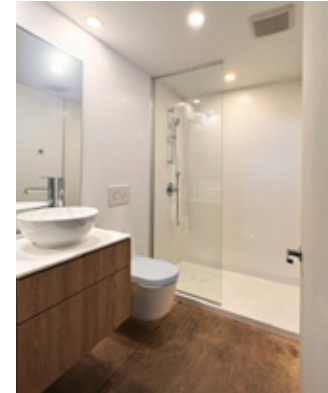


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brand images

ADU garage **pre-built** bathroom:



ADU **pre-built** MEPwall for California:



ADU **pre-built** MEPwall for all states:

ADU **pre-built** kitchen:



brand images

the **pre-built** poolside bathroom:



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Be sure to visit us at www.dorothyhomes.com to get more details
on all our **pre-built** rooms. Simply scan the QR code.

Or call us at **(909) 414-3433** or email sales@dorothyhomes.com

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