

# STANDARD FEATURES

## CONSTRUCTION

- EXCLUSIVE: Minimum 2x4 Trusses 24" O.C.
- 8'6" Flat Ceilings
- 2x6 Exterior Walls 16" O.C. with 2x6 top & bottom plate
- 2x4 Interior Walls 24" O.C. with 2x4 top & bottom plate
- 2x4 Marriage Walls 16" O.C. with 2x4 top & bottom plate
- Condensation Control Ventilation System Includes: Roof Vents, Continuous Eave Venting, Ventalair Air Transfer System & Ventilation Baffles used for Correct Air Flow
- R-11-19-30: Thermal Zone III Construction
- Marriage Wall Gasket Seal Installed at Marriage Wall Connection Between Sections of Home.
- 2x8 Floor Joists 24" O.C. with Double Perimeter rail (Excluding Single Wides)
- Floor Decking 23/32" OSB
- Equalized Axle System—All New Tires & Axles
- 12" I-Beam—All Frames
- Dormer on Front Side with Standard Roof
- \*\*All Our Homes are Pre-Aligned at the Factory, to Increase On-Site Set-Up Efficiency.

## EXTERIOR

- 3-Tab fiberglass shingle roof (25 yr warranty), installed on 7/16" TECH SHIELD OSB Decking w/shingle underlayment between shingles & decking
- Premium Gauge Vinyl Siding Installed on "Tallwall" 7/16" OSB Sheathing with AirGuard Moisture Barrier Between Vinyl Siding & Storm Sheathing
- 12" Fixed Overhang all around Except Certain Single Section Models
- Fully Vented Vinyl Soffit Under Eaves
- Vinyl Thermopane Windows with Low-E Glass, Grids & Tilt-Sash
- 38" x 82" 6-Panel Steel Exterior Door with Full View Storm Door on Front & 1-Lite Door on Rear

## INTERIOR

- ½" Smooth Finished Sheetrock Throughout with Eggshell Finish Paint
- 2" Residential White Blinds Throughout
- Knockdown Textured ceilings
- Shelving with Rod in all closets (no wire)
- Drapery panels in living room, dining room & master bedroom; valences in kitchen, guest bedrooms & bath & tub/shower valence
- 3-1/4" Crown Molding throughout (includes closets)
- 3" Baseboard throughout
- 2"-¾" Interior Door & Window Trim
- Pre-hung Door System with 3 Heavy-Duty Mortised Hinges
- Nickel: Lever Style Door handles, Hardware & Lighting Package
- 6-Panel Interior Doors w/lever style door handles

## CABINETS

- KCMA Certified Oak Shaker Style Kith Cabinetry (doors/stiles) with Adjustable Shelves
- 30"/36" Staggered Wall Cabinetry in Kitchen
- 3-½" Crown Molding on Overhead Cabinetry
- Shelving over Washer/Dryer
- Solido Edge Laminate Countertops with Backsplash.

## FLOOR COVERING

- Hand-Laid Vinyl Tile in Kitchen, Bath, & Utility
- 17 oz. Carpet Installed over Rebond Pad with Perimeter Tack Strip

## APPLIANCES

- Black GE Appliances Standard. (Stainless Optional) with Nationwide Warranty:
- 25 cu. ft. SxS Refrigerator
- 30" Electric Smooth-top Range
- Microwave/Vent hood Over Range
- Pot Scrubber Dishwasher – Black

## PLUMBING

- Pex Fresh Water Plumbing with PVC Drain Lines
- 50 gal. Water Heater with Pressure Relief Valve with Drain Pan & Dual Elements
- Metal Faucets ( Chrome) throughout
- Elongated "Water Saver" Porcelain Commodes
- Anti-Scald Faucets on all Tubs & Showers
- 8" Deep Double Bowl Stainless Steel Kitchen Sink
- 1 pc White Fiberglass Tub/Shower Combo, Tubs & Shower Stalls
- Exterior Frost-Proof Faucet located per plan (1)
- Plumbed for Washer with leak proof faucet compartment
- White China Lavatory
- Single Lever Kitchen Faucet– Chrome
- Shutoff Valves at Lavatory, Sinks, Commodes, Icemaker, Dishwasher & at Water Inlet to Home

## HVAC

- Perimeter Heating/Cooling System includes Adjustable Registers in Floor (Optional Up-Flow Air Available)
- Room to Room Air Flow Supply Registers

## ELECTRICAL

- 200 Amp Service with all Copper Wire
- Total Electric Appliances Throughout. Standard
- GFCI Protected Receptacles in All Bathrooms
- GFCI Protected Exterior Receptacles
- Receptacle with USB in Kitchen (1)
- Vented for Electric Dryer
- Recess Can Ceiling Lights (5) in Kitchen
- Smoke Detectors in each Bedroom & Living Area, all Smoke Detectors are Interconnected to Alarm Simultaneously if Any One Alarm Activates
- Exhaust Fan with Light in Baths
- Chandelier in all Dining Rooms
- Light Shades in all Other Rooms
- Wire & Brace for Ceiling Fan in Living Room, Den, and Bedrooms
- Lavatory Lights over Bath Lavatories
- Exterior Light at Entrance Doors
- Programmable Thermostat for Heating and Cooling

All Homes are Standard with a 10 Year Structural Warranty