

### **CONSTRUCTION FEATURES**

- Removable Chassis/Frame
- 90" Sidewall Height with Cathedral Ceilings Throughout
- 2x10 Floor Joists @ 16" O.C. w/2x10 Rim Rails
- 3/4" OSB Tongue & Groove Floor Decking
- 2x6 Exterior Walls 16" O.C.
- 2x4 Interior Walls
- Double Rim Joists
- Full Length Ridge Beams
- Luan Under Sheetrock on Marriage Walls
- 30# Roof Load
- 30 Year Architectural Fiberglass Shingles
- 30# Felt Shingle Underlayment
- 3:12 Roof Pitch w/12" Eaves (Center Section of Triple Section Home is Hinged)
- 16" Overhang Both Ends
- R-50 Roof, R-21 Walls & R-30 Floor Insulation
- Electrical Boxes Nailed to Studs

### **EXTERIOR FEATURES**

- 36" Insulated Fiberglass Front & Rear Doors (Almond, Clay, or White)
- Low E, Argon Gas Filled Vinyl Dual Glaze Windows (Almond, Clay, or White)
- 50 Year Smart Panel Siding & Trim (w/OSB Underlayment & Housewrap)
- Window Trim Around All Windows
- Vinyl Window Shutters on Front Door Side
- 5-Quarter Fascia Board

### **INTERIOR DESIGN FEATURES**

- Textured Walls & Ceilings w/Radius Corners
- Choices Of Interior Paints—PPG washable eggshell finish
- Textured Window Surrounds with Square Corners
- 2" White Faux Wood blinds throughout.
- 25 oz. FHA Carpeting in Living Room, Dining Room, Family Room, Hall, Bedrooms – Per Plan
- 6# Rebond Carpet Pad
- Upgraded Vinyl Floor Covering in Kitchen, Master Bathroom, Guest Bath & Utility – Per Plan
- Luxury Vinyl Plank Flooring at Entry Foyer
- Switched Glass Light Ceiling Fixtures in Bedrooms & Dens
- Recessed Can Lights in Walk-in Closets & Walk-in Pantries
- Dining Room Chandelier
- White 30" 2-Panel Grand Arch Interior Passage Doors (w/Painted Trim)
- Passage Doors on Wardrobes
- Wood Window Ledges
- Wood Shelves/Rods In Closets

### **KITCHEN FEATURES**

- Energy Star® Appliances
- 20' Frost Free Refrigerator w/Ice Maker
- 30" Deluxe Electric Range
- Dishwasher
- Natural Wood Cabinets & Doors with Overhead Cabinet Crown Molding and Cap Molding throughout
- Hi-Lo Cabinet Design w/Crown Molding
- Satin Nickel Cabinet Door and Drawer Pulls
- Drawer Over Door Cabinet Construction
- Deluxe Roller Bearing Drawer Guides T/O
- Bank of Drawers
- Cabinet Above Refrigerator
- 31" Overhead Cabinets w/Adjustable Shelves
- Stainless Steel Sink w/Dual Control Faucet
- Décor Laminate Countertop & Edge
- 4 LED Can Lights-1 over sink, three over work points.
- 6" Ceramic Subway Tile Backsplash
- USB Receptacle in kitchen

### **HEATING & PLUMBING & ELECTRICAL**

- All Electric Home w/200 AMP Service (Electric Range, 50 Gallon Electric Water Heater & Electric Furnace)
- 2 Exterior GFI Receptacles
- Exterior Frost-Free Faucet Near Rear Door
- Certified Heat Ducts
- Water Softener Plumbing Loop (Where Required)
- Whole House Master Water Shut-Off Valve
- Individual Water Shut-Offs at Sinks & Toilets
- Dual Control Metal Faucets—Price Pfister
- Conduit From Panel Box for Air Ready/Heat Pump Ready
- Drain Lines Plumbed Through Floor Only

### **BATHROOM FEATURES**

- 60" 1 Piece Fiberglass Tub/Showers with overflow drains
- China Lavs
- Décor Laminate Countertop & Edge
- 6" Ceramic Tile Back Splash
- Satin Nickel Towel Bars & Paper Holders
- Bank Of Drawers In Master Bath
- Wood Framed Mirrors
- 18" Tall Elongated Toilets
- Temperature & Balance Control Valves on Shower Divertor

### **POPULAR OPTIONAL FEATURES**

- Upgrades Available in Kitchen Appliances, Floor Covering & Exterior Treatments
- Single Lever Faucets
- Deluxe Master Bathroom w/Dual Lavs, Roman Tub & Separate Shower (May Be Standard On Some Models Check Plan)
- Available Siding Options Include: Fibercement Lap & Montana Timber
- 5:12 Roof Pitch



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