

## Standard Features

### Floors

- Double 2x10 band joist on perimeter of floor
- 2 x 10 floor joists 16" O.C.
- 3/4" T&G OSB floor decking glued and nailed
- R-19 (6") fiberglass insulation on perimeter of 2x10 band joist
- Carpet and pad in bedrooms, living room, and dining room

### Exterior Walls

- 2x6 exterior wall studs 16" O.C.
- R-19 (6") fiberglass insulation in sidewalls, with 7/16" OSB sheathing on all exterior walls
- Air infiltration barrier
- Double 4" vinyl siding
- Pella white vinyl single hung windows with low-E glass and screens
- Perma-door insulated steel exterior doors with magnetic weatherstrip and threshold
- Porch lights

### Interior Walls

- 8' ceiling height
- 2x4 interior walls 16" O.C.
- 2x3 mating walls (where Addition meets house)
- 1/2" drywall glued and nailed to walls
- Walls finished with white latex paint

### Exterior Roof

- Roof Pitch:  
4/12
- Pre-engineered truss 24" O.C.
  - R-38 (12") fiberglass insulation
  - 1/2" OSB roof sheathing
  - 1 layer 15# felt under shingles
  - CertainTeed asphalt granule fiberglass base shingles
  - 20" overhang on 4/12 pitch roofs
  - Vented soffit system and ridge vent

### Ceiling

- 5/8" drywall affixed to trusses and finished with white latex paint

### Interior Trim

- Finished passage and closet doors
- Clear pine finished wood moldings

### Cabinets

- Merillat milbridge oak kitchen cabinets with postformed tops
- Merillat milbridge oak bath vanity cabinets with cultured marble tops
- Finished closets with vented shelves

### Electrical

- All copper romex (sizes to code)
- Ceiling lights in all rooms
- 1 phone jack
- Wall receptacles and smoke detectors to code
- Exterior outlet
- Ceiling vent fan in all baths
- Painted range hood with light

### Plumbing

- All polyethylene (PEX) water lines with shutoff valves and air chambers
- P.V.C. drainlines, traps and fittings
- Aker fiberglass bathtub with Orgil shower riser
- Stainless steel kitchen sink, 6" deep
- Orgil faucets on vanities, tub, and kitchen sink
- Ceramic bath stools and tanks

### Standard Color Choices

- Bathroom fixtures, siding, shutters, roof shingles and carpet
- Colors can be picked from color samples at builder

## Available Features

### Floors

- Vinyl floor coverings in kitchen, baths and utility room

### Exterior Walls

- 8" horizontal lap cedar siding
- Sliding glass doors
- Optional exterior doors
- Extra insulation in wall (R-21)

### Exterior Roof

- Extra insulation in ceiling (R-49)
- 5/12, 6/12, 8/12, 9/12, 10/12 and 12/12 roof pitches
- 40-70 lb. snow loads

### Ceilings

- Vaulted ceiling in great room

### Electrical

- Circuit for electric range
- Circuit for electric dryer
- Phone jacks, TV jacks
- Ceiling fan wiring
- Communication box and conduit

### Appliances

- Refrigerator 21 cu. ft. two-door
- Deluxe 30" electric range (incl. circuit)
- Deluxe 30" gas range (nat. or L.P.)
- Dishwasher 24" (built-in)
- Garbage disposal
- Automatic washer
- Electric dryer
- Vented range hood
- Microwave range hood

### Plumbing/Heating

- Copper water supply lines
- Baseboard electric heat
- Whirlpool bathtubs
- Prepared for HVAC
- Glass bathtub and shower doors
- Utility/laundry tub

### Other Options

- Custom plans
- Upgrade cabinets
- Opposite hand elevations
- Extra windows available
- Optional interior doors and trim
- Upgrade carpet
- Upgrade lighting
- 15 wide modules
- 16 wide modules
- Multiple modules
- Aluminum clad wood windows
- Window grilles