



# Standard Features

## HOME COMPONENTS

Complete Water Lines Supplied  
Complete Electrical  
Drain and Gas Lines Stubbed  
Through Floor  
Complete Heat System  
Complete Air Return System

## INTERIOR

Primed Drywall Throughout  
Smooth Flat Ceiling Throughout  
8'0" Ceiling Height  
25 oz. Carpeting  
Rebond Carpet Pad - 8 lb  
Tackstrip Carpet Installation  
LVP Flooring in Kitchen & Nook  
Foyer Entry with Vinyl Flooring  
No-Wax Vinyl Floor Coverings by  
Congoleum  
5-Arm Black Dining Room Light  
Recessed LED Lights T/O  
30" Doors – Where Available  
White Painted 2-Panel Pre-Hung Doors  
with Mortise Hinges  
Metal Knob Interior Passage Sets  
Smoke Detectors with Battery Back-Up  
Wire Shelving in Guest Closet  
White Painted Moldings Throughout

## KITCHEN

Stainless Steel Sink-33x22x8  
Brushed Nickel Single Lever Gooseneck  
Pulldown Faucet  
Stainless Steel Power Range Hood with  
Light  
30" Deluxe Stainless Steel Gas Range  
20 Cu. Ft. Stainless Steel Double Door  
Refrigerator  
24" Stainless Steel Dishwasher  
1 USB II Receptacle

## CABINETRY

Evermore Custom Cabinetry (KCMA Certified)  
Rustic Elm, American Maple, or Burlington  
Maple  
¾ Overlay Mission Flat Panel Cabinet Doors  
Hardwood Oak Cabinet Face Frames  
Euro Cabinet Pulls (Brushed Nickel, Black, or  
Gold)  
Soft Close Hidden Cabinet Hinges  
42" Overhead Cabinets with Crown Moulding  
Adjustable Shelves in Overhead Cabinets  
Drawer-Over-Door Base Cabinets  
Soft Close Undermount Drawer Guides  
Base and Center Shelves in Base Cabinets  
Dovetail Drawer Construction  
Laminate Countertops with Crescent  
Laminate Edging  
4" Laminate Backsplash - Baths  
Ceramic Tile Backsplash - Kitchen  
Kitchen Island – Where Available

## BATHS

4x6 Palisade Shower in Master Bath  
Tub Overflows  
Recessed LED Light over Tub in Master Bath  
1.6 Gallon Per Flush Elongated Toilets  
Raised Toilets  
China Sinks with Overflows and Pop-Up  
Drains  
Lighted Vent Fan in Each Bath  
3-Arm Vanity Light - Master Bath  
Recessed LED Light over Vanity - Bath 2  
24x36 Black Framed Mirrors  
Brushed Nickel Metal Faucets  
36" High Vanities  
Anti-Scald Valves on Showers and Tubs

## UTILITIES

200 AMP Electrical Service  
Plumb and Wire for Washer  
Wire for Dryer  
Recessed Dryer Vent Box  
Programmable Thermostat with 8-Wires  
Main Water Line Shut-Off Valve  
Water Shut-Off Valves where Accessible  
50 Gallon Electric Water Heater with Pan  
Energy Efficient 90 Plus Gas Furnace  
Perimeter Heat System with Fiberglass  
Heat Ducts

## BEDROOMS

Switched Receptacles  
Egress Window in Each Bedroom  
Wire Shelving in Closets  
Switched 6" Recessed LED Light  
in All Walk-In Closets

## EXTERIOR

Exterior Light at Front and Rear Door  
Two GFI-Protected Exterior Receptacles  
Vinyl Ship Lap Siding  
O.S.B. Sheathing Under Siding  
Wind Wrap Air Infiltration Barrier  
10" Eaves  
12" Overhangs  
Architectural Shingles  
Ridgevent Roof Ventilation System  
Ice Shield  
3/0 x 6/8 White 6-Panel Front & Rear  
Door with Deadbolt Locks  
Vinyl Insulated Argon Filled Single Hung  
Windows with Low-E Glass (no grids)  
5 Piece Panel Shutters on Front Door Side

## CONSTRUCTION

2x10 Transverse Floor System on 16"  
Centers with 23/32" OSB T&G  
Floor Decking\*\*  
2x6 Exterior Walls on 16" Centers\*\*  
2x4 Interior Walls  
90 Mile Exposure C Wind Load Design  
40# Roof Load Design

## INSULATION

R-21 Fiberglass Insulation in Walls  
R-38 Batt Insulation in Ceiling

## 2-Story

9'0" Sidewall 1st Floor  
48" Overhead Cabinets with Crown  
Moulding



LONG LIVE HAPPY HOMES®

