



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®

