

# KINGSLEY

## Standard Features

## Modular Homes

### Energy Saving Standard Features

- 7/16" Exterior Sheathing
- R-49 Roof Insulation
- Positive Operating System
- High Efficiency Trane® Gas Furnace — Installed
- Perimeter Heat

### Exterior & Construction

- 50 lb Roof Load
- 5/12 Hinged Roof
- 8' Flat Ceilings
- Rafters 24" O.C.
- Open Joist Floors 16" O.C.
- 23/32" 4 X 8 Tongue and Groove OSB Floor Decking
- Limited Lifetime Architectural Shingles
- 7/16" OSB Sheathing w/Weather Wrap
- Royal Double 4" Dutch Vinyl Lap Siding
- 2" X 6" - 16" O.C. Exterior Walls w/R-21 Insulation
- Ice & Water Barrier
- 1/2" OSB Roof Decking

### Floor Coverings

- Shaw® Shake It Up 25 oz Carpet
- 5 lb Carpet Pad
- Carpet in Living Room, Bedrooms, Closets, Hall, Family Room
- Tack Strip Carpet Installation
- Carpet Bar Where Applicable
- ArmorFlor® Roll Goods
- Roll Goods in Dining Room, Utility, Kitchen, Baths, Furnace area, Water Heater Area

### Electrical

- 200 Amp Service
- 1 Exterior GFI Receptacle per Sidewall
- GFI Bath & Kitchen Receptacles
- Smoke Alarms
- Carbon Monoxide Detectors
- Wire & Vent for Dryer
- Rust Patina Light at Front & Rear Door
- Recessed LED Can Lights — Dining Room, Bedrooms, Walk-In Closets, Master Bath, Utility, Hall, Kitchen

### Décor

- 1/2" Smooth Finished Drywall
- Textured Stippled Ceilings
- 2-1/4" Door and Window Casing
- 3-1/2" Base Molding Throughout
- 1" Mini Blinds
- Window Valance - Living Room, Dining Room, Kitchen

### Plumbing

- Single Lever Bath Faucet w/ Shower Head
- Porcelain Lavs
- Plumbing for Washer
- 40 Gallon Electric Water Heater
- 7" Deep Stainless Steel Kitchen Sink
- Single Lever Kitchen Faucet w/ Sprayer
- Water Shut-Offs Throughout
- Exterior Frost Free Faucet

### Baths

- 1-Piece Fiberglass Tub / Shower in Guest Bath
- Furniture Style Bath Lav in Master Bath (where applicable)
- Pop-Up Drains on Bath Sinks w/ Overflows
- Power Exhaust Fan
- Formica Backsplash
- Framed Mirrors
- Porcelain Lav

### Doors and Windows

- White Low-E Vinyl Windows w/ Grids - Argon Filled
- 12" Raised Panel Shutters on Doorside
- 38" x 82" Decorator 6-Panel Steel Front Door w/Storm
- 34" x 82" Steel Decorator Rear Door w/Storm
- Dead Bolts Front and Rear Doors
- Security Lock on Steel Front Door
- 6-Panel White Interior Doors Throughout

### Cabinetry

- 30" Overhead Kitchen Cabinets
- Hardwood Shaker Style Cabinetry
- Drawer Over Doors Construction
- Hidden Hinges
- Dove Tail Drawer Construction
- Side Mounted Drawer Guides
- Formica Kitchen and Bath Countertops and Backsplash

### Appliances

- S.S. 18 CF 2-Door Frost Free Refrigerator
- S.S. 30" Standard Clean Gas Range
- 30" Metal Range Hood



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