

MODULAR HOMES Standard Features

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
- Congoleum 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
- Plumbing for Washer
- 40 Gallon Electric Water Heater
- 7" Deep Stainless Steel Kitchen Sink
- Hi-Arc Brushed Nickel Kitchen Faucet w/Sprayer
- Water Shut-Offs Throughout
- Exterior Frost Free Faucet

BATHS

- 1-Piece Fiberglass Tub / Shower in Guest Bath (where applicable)
- Pop-Up Drains on Bath Sinks w/Overflows
- Power Exhaust Fan W/ Light
- Formica Countertop and Backsplash
- Framed Mirrors
- Porcelain Lavs

DOORS AND WINDOWS

- White Low-E Vinyl Windows Non Grid - Argon Filled
- 12" Raised Panel Shutters on Doorside
- 38" x 82" Fiberglass Decorator 6-Panel Front Door
- 38" x 82" Fiberglass Decorator Rear Door
- Dead Bolts Front and Rear Doors
- Security Lock on Front Door
- 2-Panel White Interior Doors Throughout
- Keyed-Alike Exterior Doors

CABINETRY

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

APPLIANCES

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