



**Floors**

- Framing is 2 x 10 with solid block bridging
- Front and rear perimeters are double 2x10 framing
- The floor framing of each module includes double 2x10's with 2 laminate layers at the mating area.
- Floor decking is 3/4" tongue and groove plywood.

**Walls**

- Air infiltration building wrap on all exterior walls.
- Exterior wall studs are 2x6 with r-19 insulant.
- All receptacles and switches in exterior walls are foam sealed to prevent air infiltration.
- Interior partitions are (except marriage wall) 2x4 studs
- Mating wall construction is double 2x3
- Exterior wall sheathing is 1/2" plywood.
- Mating walls are fully sheathed with insulative sheathings.
- All interior walls are 1/2" drywall smooth finish and prime painted. Baseboards & wall-trim caulked.
- All interior ceilings are 5/8" drywall, smooth finished and prime painted.

**Roof and Ceilings**

- Ceiling heights are full 96". Ceilings are finished smooth throughout.
- Ceiling insulation is R-38 (12")
- Roof sheathing is 1/2" plywood.
- Roof shingles are 25 year fiberglass and are installed over #15 felt paper.
- Ice and water shield (54" wide)
- Fascia and drip edge are white aluminum
- All eaves feature white vented soffits.
- Standard roof pitch is 5/12 truss framed
- Cape Cod roof pitch is 12/12, truss framed
- Gable end overhangs and shingle over ridge vent are standard.
- Fascia boards are 2x6

**Kitchens**

Standard kitchen features include;

- Merilar Springvalley Oak cabinetry (cider finish)
- 36" Refrigerator overhead cabinet (plan permitting)
- Crown Moldings installed over cabinets
- A drawer base cabinet
- Recessed light over kitchen sink
- (4) 5" recessed can lights
- Extra Deep double bowl sing stainless steel
- Moen Camerist single lever faucet with spray
- Sq-edge countertops with integral backsplash
- A lighted range hood with a 2 speed vent fan
- Electric range receptacle
- Most kitchens include a base lazy susan and corner wall cabinet( refer to floorplan)

**Interior**

- Kitchen, dining and bath feature congoleum no-wax vinyl covering.
- FHA approved stain resistant plush carpet with padding throughout the balance of the home.
- Dining Room includes carpet and pad.
- Closets are fully trimmed.
- Closet shelves are ventilated wire style 1 per each closet four in linen and pantry and one in bath room closets.
- Brushed chrome locksets are installed at all swing doors. Privacy locksets are standard at bathrooms and bedroom doors.
- Each home includes an interior lighting package, which features a dining room chandelier.
- Interior doors are white painted 6 panel smooth finish 3 hinge and trim.
- Door, window, and base mouldings are full profile, colonial oak.
- Electric front door chime is included.

**Exterior**

- Light fixtures at entry doors.
- Windows are vinyl double hung Low-E glass with tilt in.
- Front door is a six panel fiberglass embossed colonial door. The rear door is fiberglass colonial 9-lite style door. Both insulated with keyed alike locksets.
- Sliding patio doors (when on floor plan) are 6' minimum and feature insulated glass.
- Vinyl siding is certain-teed (main street) 4/4 profile.
- Louver shutters are included on front elevations.

**Electrical**

- Homes feature baseboard heat (unless otherwise specified as option in quote)
- GFI protection is provided in kitchens and baths as code requires.
- AC/DC smoke detectors installed as required by code.
- A 40 breaker 200 AMP panel box is standard with each home.
- 2 exterior weatherproof receptacles on GFI circuit are included
- An additional smoke detector is included for basement installations.
- TV jack in living room and master bedroom inc 3
- Telephone jack in kitchen and mater bedroom ii.....

**Plumbing**

- All fresh water supply lines are plumbed with PEX fresh water supply lines.
- Factory installed shut off valves are included below each sink and toilet supply
- Drain waste and vent piping is PVC schedule 40
- A 50 gallon water heater is included with each home with basement installations.
- Shower mixing valves are anti-scald
- Consult brochure for other standard features or options