

Property Specifications

Construction Standards

- 16', 20', 22', 24' 4/12 fixed roof pitch
- Residential, maintenance free vinyl siding
- Architectural shingles w/full felt underlayment
- Engineered wood web floor truss system: 20"
- Exterior wall sheathing (glued & fastened)
- Colored metal fascia
- Triple M rigid exterior wall system
- Frost free tap
- Dedicated receptacle for heat tape in HWT cavity
- 23/32" floor sheathing (glued & fastened)
- 8' walls: 16', 20', 22', 24'
- 6 mill vapor barrier
- Closed in floor system for rodent proofing
- 3/8" Plywood Sheathing on entire Underbelly for Rodent Proofing

Insulation:

- Ceiling R-40
- Floor R-28
- Walls R-20

- 1/2" stippled gyproc ceilings
- Vaulted ceiling throughout
- Carbon monoxide/Smoke detectors
- Carpet with upgrade underlay in living room, family room and master bedroom
- Quality linoleum (fully glued & rolled)
- High efficiency gas furnace
- 40 Imperial gallon electric HWT
- Plumbed for washer, wired for dryer
- Dryer vent installed
- 100 amp electric service panel
- 36" front and 32" rear exterior doors
- Screen doors
- Pre-finished interior doors
- Light at all exterior doors

Contemporary Baths

- De-humidistat on main bath fan, all other fans on separate switch
- 1 piece tub/shower combination in main bath and ensuite

Distinctive Standard Features

- Low E Argon windows & sills complete w/screens
- 12" side eave with venting
- Straight roof line
- Patio door (plan specific)
- STD walk-a-bay models come with transom windows in bay
- Decorative wall panels with taped seams
- Mini blinds and valances throughout
- Master bedroom nightstands and cabinets (plan specific)

Modern Crafted Kitchens

- Black 30" deluxe range with power range hood
- Black 18 cubic ft. frost free fridge
- Modular cabinets with adjustable shelving with 5/8" doors
- Spacious pantry in kitchen (where applicable)
- PVC cabinets doors throughout
- Laminate counter tops with self edge

Optional Features

- Laminate flooring
- Upgrade interior doors
- Reeded glass pantry door
- Garden doors
- Jetting on tub
- Upgrade single lever faucets
- 16" overhang at rear
- Triple pane (R9) low E argon windows
- Insulated storm doors
- A/C ready