

STRUCTURAL

Solid I-Beam Construction
2 X 6 floor joists, 16" o.c. ~ 24' & 28' Wides
2 X 8 floor joists, 16" o.c. ~ 32' Wides
5/8" Tongue and groove OSB floor decking
2 X 4 exterior wall studs 16" o.c. (WZ III)
2 X 4 exterior wall studs 16"/8"/8"/16" (WZ II)
1/4" foamcore exterior under-layment
Nominal 3:12 roof pitch (24" o.c. – WZ II)
Nominal 3:12 roof pitch (16" o.c. – WZ III)
7/16" OSB roof sheathing
20 lb. roof load capacity
Wind Zone II Construction
R14-11-11 insulation
Removable hitch

ELECTRICAL/PLUMBING

Copper wiring
PVC plumbing drain lines
CPVC water supply lines
Total electric
200 amp electrical service
40-gallon electric water heater
Overhead ducts
Smoke detectors throughout
GFI bath and kitchen receptacles
Overhead glass light fixtures
Water shut offs throughout
Exterior light at all entryways
One exterior electrical receptacle
One exterior hose bib
Plumb for washer
Wire for dryer

EXTERIOR

Vinyl lap siding
Composition shingle roof
Raised panel vinyl shutters ~ Front Door Side
9" Aluminum eaves
90" sidewall height
38" X 80" - Front Door
34" X 76" - Rear Door
Deadbolt locks
White aluminum windows – NO GRIDS
Marriage line sealer

APPLIANCE & FIXTURES

18 cu. ft. Whirlpool refrigerator
30" Whirlpool electric freestanding range
30" range hood
7" Stainless steel kitchen sink
Dual knob chrome kitchen sink
ABS sinks in all bathrooms
Dual knob chrome faucets in the baths

CABINETS

Laminated countertops and edging
30" overhead kitchen cabinets
Maple MDF SLAB Cabinet Doors
Standard hinges
Brushed nickel cabinet knobs
Zargen cabinet drawer system throughout
Drawer over door cabinet construction
Unlined cabinets
Fixed center shelf in O'Head cabinets - Kitchen
Shelf over refrigerator
Cabinets above the Range

INTERIOR

Stucco white wall panel throughout
Smooth finished ceilings
Vaulted ceilings
White door casings throughout
1 1/4" flat, white, wrapped door trim
1 1/4" flat, white, wrapped window trim
1 1/4" flat, white, wrapped ceiling trim
16 oz carpet
6 lb. rebond carpet pad
Mini blinds throughout
Window valances throughout
24" & 30" white, 6-Panel faux interior doors
Brushed nickel passage doorknobs
Floor mounted doorstops
Ventilated vinyl-coated wire closet shelving
O'Head utility shelf

BATHS

Porcelain commodes in all baths
Power exhaust fans in all baths
Linoleum flooring in all baths
Ceiling light fixtures only
1 mirror per sink
30" vanity height – both baths
Bank of drawers in all baths
Tub Overdrape in the Guest Bath

