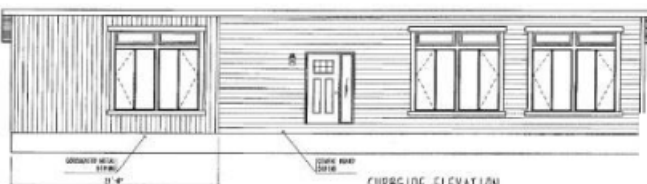


- 1024 Sqft
- 2 Bedroom
- 2 Bathroom





### CONSTRUCTION STANDARDS

3/12 roof pitch (1.25 interior pitch) @ 24" O/C  
\*Includes low-slope shingle application  
15/32" roof sheathing  
Ground Snow Load: 80psf  
Residential, maintenance-free vinyl siding  
Lifetime Warranty\* shingles w/full underlayment  
Engineered tubular steel frame with hitch  
Floor joists: 2 x 10 @ 16" O/C  
3/8" exterior wall sheathing (glued & fastened)  
House wrap  
Colored metal fascia & soffit  
Triple M rigid ext. wall system w/ insulated header  
Frost free tap (shipped loose)  
Dedicated receptacle for heat tape at kitchen sink  
23/32" floor sheathing (glued & fastened)  
8' walls (2x6 exterior / 2x4 interior)  
5" vented fixed side eaves (12' front & rear overhang)  
1.5" side eaves w/ridge venting  
6 mil vapor barrier  
Insulation:  
Ceiling: R-40 Flat / R35 Cathedral  
Floor: R-31  
Wall: R-22  
Rufftex ceiling finish  
Vaulted ceiling – living room, dining room,  
kitchen & family room (plan specific)  
Carpet with upgrade underlay in living  
room, family room and master bedroom  
Foam-back linoleum (fully glued & rolled)  
remainder of home  
Convertible gas furnace with electronic ignition  
Coil cavity under furnace  
40 US gallon electric HWT  
Plumbed for washer, wired for dryer  
100-amp electric service panel  
1-1/2" conduit from draw side of panel through floor  
Arc fault breakers  
36" front and 32' rear exterior doors  
Screen doors  
White carrara interior doors  
32" utility room door  
Standard Carriage Light & GFI receptacles at all  
Exterior doors (shipped loose)

Braided water lines at sinks & toilets  
Main water shut-off inside home at Kitchen  
sink

All fans & vents through roof

### DISTINCTIVE STANDARD FEATURES

Low E Argon windows  
Sills complete w/screens  
Craftsmen accent boards around standard  
windows (front and curbside)  
1/2" vinyl drywall panels with taped seams  
Straight roof line

Cordless cellular blinds throughout

Décor Switches

River Dinette Light in Dining Room

LED lighting throughout

Continuous rod shelving in closet

### MODERN CRAFTED KITCHENS

Black 30" deluxe range w/ power rangehood

Black 18 cubic ft. frost free fridge

Adjustable track lighting (2)

Modular cabinets with adjustable shelving

Spacious pantry in kitchen (where applicable)

PVC cabinet doors with soft-close hinge

Crown molding on cabinets

Laminate countertops with self-edge

Tight weave pantry shelving

Single lever faucet with spray

Single-row subway tile backsplash

### CONTEMPORARY BATHS

De-humidistat on main bath fan, all other fans  
on separate switch

1-Piece smooth back tub/shower combination  
in main bath & ensuite

Single-row subway tile backsplash

### OPTIONAL FEATURES

- White laminate glass pantry door
- Garden doors
- A/C ready
- Full tile backsplash with decor insert
- Optional stainless-steel appliances
- Built-in dishwasher
- Nail holes in trim filled
- Infill 5/12 hinged roof