

# Standard Features

## Floors

- Double 2x10 band joist on perimeter of floor
- 2.5" x 9.25" open web floor joists 19.2" O.C.
- 3/4" T&G OSB floor decking glued and nailed
- R-19 (6") fiberglass insulation on perimeter of 2x10 band joist
- 2x10 floor joists 24" O.C. 2nd floor on Williamsburg models
- Carpet and pad in bedrooms, living room, and dining room

## Exterior Walls

- 2x6 exterior wall studs 16" O.C.
- R-19 (6") fiberglass insulation in sidewalls, with 7/16" OSB sheathing on all exterior walls
- Air infiltration barrier
- Double 4 1/2" vinyl siding
- Pella white aluminum clad wood windows with low-E glass and full screens
- Window grilles on Williamsburg and 2-story models
- Peachtree insulated steel exterior doors with magnetic weatherstrip and threshold
- Vinyl shutters on front of house (except Alpine)
- Porch lights

## Interior Walls

- 8' ceiling height
- 2x4 interior walls 16" O.C.
- 2x3 mating walls (2x6 where house comes together)
- 1/2" drywall glued and nailed to walls
- Walls finished with white latex paint

## Exterior Roof

### Roof Pitch:

- 4/12 on ranch and 2-story models
- 12/12 on Williamsburg models
- 9/12 & 6/12 on Breckenridge models
- 12/12 & 6/12 on Plymouth models
- Pre-engineered truss 24" O.C.
- R-38 (12") fiberglass insulation
- 1/2" OSB roof sheathing
- 1 layer 15# felt under shingles
- CertainTeed asphalt granule fiberglass base shingles
- 20" overhang on 4/12 pitch roofs
- 12" overhang on 12/12 pitch roofs
- Vented soffit system and ridge vent

### Ceiling

- 5/8" drywall affixed to trusses and finished with white latex paint
- Wood beams and cathedral ceiling in kitchen, dining room and living room on Alpine models

### Interior Trim

- Finished passage and closet doors
- Clear pine finished wood moldings

### Cabinets

- Merillat oak kitchen cabinets with postformed tops
- Wood bath vanity cabinets with cultured marble tops
- Finished closets with vented shelves

### Electrical

- Siemens 200 AMP entrance panel (2 in duplex)
- All copper romex (sizes to code)

## Electrical (continued)

- Ceiling lights in all rooms but living room and family room
- 2-phone jacks
- Electric door chime
- 1 switched receptacle in living room
- Wall receptacles and smoke detectors to code
- Exterior outlet front and back
- Ceiling vent fan in all baths
- Painted range hood with light

## Plumbing

- All polyethylene (PEX) water lines with shutoff valves and air chambers
- P.V.C. drainlines, traps and fittings
- Aker fiberglass bathtub with Delta shower riser
- Stainless steel kitchen sink
- Delta single lever heat select faucets on vanities, tub, and kitchen sink
- Washing machine outlet box in utility room
- Ceramic bath stools and tanks

## Heating

- Electric baseboard heat (standard in duplex models)
- 30-gallon electric water heater (standard in duplex)

## Standard Color Choices

- Kitchen appliances, bathroom fixtures, siding, shutters, roof shingles and carpet
- Colors can be picked from color samples at builder

# Available Custom Features

## Floors

- Vinyl floor coverings in kitchen, baths and utility room
- Luan underlayment

## Exterior Walls

- Dutch lap vinyl siding
- 8" horizontal lap cedar siding
- Pine and cedar 1/4 log siding
- Wood clad hinged or sliding glass door
- Window grilles on ranch models
- Optional exterior doors (steel or fiberglass)
- Extra insulation in wall (R-21)
- Vinyl single-hung windows w/smart-R glass and screens

## Interior Walls

- Lofts on Williamsburg models
- Vault ceiling on ranch models

## Exterior Roof

- Extra insulation in ceiling (R-49)
- Gable dormers on 12/12 pitch roofs w/2x6 walls
- Decorative dormer over box-out window
- 5/12, 6/12, 8/12, & 9/12 roof pitches on ranch and 2-story models
- Shed dormers on 12/12 pitch roofs
- 40-70 lb. snow loads
- Porches for all home styles

## Ceilings

- Vaulted ceiling in living room
- 9' ceiling height
- Tray ceilings

## Electrical

- Brass porch lights
- Circuit for electric range
- Circuit for electric dryer
- Bath vent fans
- Phone jacks, TV jacks
- Ceiling fan wiring
- 40 space electrical panel
- Communication box and conduit

## Appliances

- Refrigerator 21 cu. ft. two-door
- Deluxe 30" electric range (incl. circuit)
- Deluxe 30" gas range (nat. or L.P.)
- Dishwasher 24" (built-in)
- Garbage disposal
- Automatic washer
- Electric dryer
- 50-gallon gas water heater
- Vented range hood
- Microwave range hood

## Plumbing/Heating

- Weil-McClain natural or L.P. gas-fired boiler with baseboard radiant heat, 2 zones on multi-story houses
- High efficiency boiler
- 40-gallon natural gas water heater
- Copper water supply lines
- Copper heat lines
- Baseboard electric heat
- Fireplace with fan and glass doors
- Whirlpool bathtubs

## Plumbing/Heating (continued)

- Prepared for HVAC
- Brass bath fixtures
- Garden tubs
- Glass bathtub and shower doors
- Whole house fan
- Utility/laundry tub

## Other Options

- Customized floor plans
- Stair handrail and balusters
- Opposite hand elevations
- Bi-level configurations
- Casement bow windows (replacement or additional)
- Extra windows available
- Garage packages (includes shingles, siding, corner post, fascia and soffit material)
- Optional interior doors and trim
- Upgrade carpet
- Upgrade shutters
- Upgrade exterior lights
- Upgrade interior lights
- Upgrade interior door hardware
- Upgrade cabinets
- Cabinets over washer/dryer
- 30' wide floor plans
- 32' wide floor plans
- 14'x28' family room/bedroom additional modules
- See builder for additional custom features

## General Housing Corporation

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All prices, specifications and materials are subject to change without notice. Some of the features shown on elevation drawings in the literature may be options. These specifications do not apply to the Fremont, Stanton, and Alwood models. © 2005 General Housing Corp. SPI-06/05