

Standard Features

Floors

- Double 2x10 band joist on perimeter of floor
- 2 x 10 floor joists 16" 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" vinyl siding
- Pella white vinyl single hung windows with low-E glass and screens
- Window grilles on Williamsburg and 2-story models
- Perma-door 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
- 3/12 on 24 wide Ranch 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 vaulted 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 millbridge oak kitchen cabinets with postformed tops
- Merillat millbridge oak bath vanity cabinets with cultured marble tops
- Finished closets with vented shelves

Electrical

- Siemens 200 AMP, 40 space entrance panel (2 in duplex)

Electrical (continued)

- All copper romex (sizes to code)
- 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 Orgil shower riser
- Stainless steel kitchen sink, 6" deep
- Orgil 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

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

Available Features

Floors

- Vinyl floor coverings in kitchen, baths and utility room

Exterior Walls

- 8" horizontal lap cedar siding
- Sliding glass doors
- Optional exterior doors
- Extra insulation in wall (R-21)

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
- 5/12, 6/12 roof pitches on ranch and 2-story models
- 40-70 lb. snow loads
- Porches for Ranch Style Homes

Ceilings

- Vaulted ceiling in living room

Electrical

- Circuit for electric range
- Circuit for electric dryer
- Phone jacks, TV jacks
- Ceiling fan wiring
- 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
- Vented range hood
- Microwave range hood

Plumbing/Heating

- Copper water supply lines
- Baseboard electric heat
- Whirlpool bathtubs
- Prepared for HVAC
- Glass bathtub and shower doors
- Utility/laundry tub

Other Options

- Stair handrail and balusters
- Opposite hand elevations
- Extra windows available
- Garage packages (includes shingles, siding, corner post, fascia and soffit material)
- Optional interior doors and trim

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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. © 2008 General Housing Corp. SPII-01/08