



# *Advantage Series Home Product Features*

*All GHC Advantage Series homes are  
built with pride to meet or exceed the  
Michigan Residential Code*



**General Housing Corporation**  
*Custom Crafted Construction*

# Advantage Series 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
- Mastic Eclipse Double 4" vinyl siding
- Pella Encompass white vinyl single hung windows with low-E glass and screens
- Window grilles on Williamsburg and 2-story models
- Therma-Tru insulated steel exterior doors with 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 Glidden 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
  - 6/12 on Clarkston and Lexington models
- Pre-engineered truss 24" O.C.
  - R-49 (16") fiberglass insulation
  - 1/2" OSB roof sheathing
  - 1 layer 15# felt under shingles
  - CertainTeed 30 year 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
- Dexter lock sets

## Cabinets

- Merillat Basic Series oak kitchen cabinets with Selfedge tops
- Merillat Basic Series oak bath vanity cabinets with white 3/4" cultured marble tops
- Finished closets with vented shelves

## Electrical

- Siemens 200 AMP, 40 space entrance panel (2 in duplex)
- 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 stubbed
- P.V.C. drainlines, traps and fittings
- Aker fiberglass bathtub with Peerless shower riser
- Stainless steel kitchen sink, 6" deep
- Peerless faucets on vanities, tub, and kitchen sink
- Washing machine outlet box in utility room
- American Standard Ceramic bath stools and tanks

## Standard Color Choices

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

# Available Features

## Floors

- Congoleum 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) or (R-24)
- Double Hung windows
- 3/4" Ridged Styrofoam (R-3.8)

## Interior Walls

- Lofts on Williamsburg models
- Vault ceiling on ranch models

## Exterior Roof

- Gable dormers on 12/12 pitch roofs w/2x6 walls
- 5/12, 6/12 & 7/12 roof pitches on ranch and 2-story models
- 40-70 lb. snow loads
- Porches for Ranch Style Homes

## Ceilings

- Vaulted ceiling in living room
- 9' Ceilings
- Finished Pine

## 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
- Fireplace with fan and glass doors

## Other Options

- Customized Floor Plans
- Merillat Spring Valley Oak, Maple, and Hickory Cabinets
- 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
- 30' wide floor plans
- 32' wide floor plans

## General Housing Corporation

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All dimensions on this literature are nominal: Please refer to Engineered drawings for actual measurements.

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.

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