

Standards & Options

Standards

Construction

- Web truss floor system
- 3/4" Floor decking
- 1/2" OSB Roof decking
- 50 lb Roof load
- 5/12 Roof pitch
- 30 year Architectural shingles
- R-38 Roof insulation
- Ridge vent w/ vented soffits
- Exterior walls: 2x4 16" o.c. w/ R13 insulation (opti. 2x6 16" o.c. w/ R19 insulation)
- 2x4 Interior walls 16" o.c.
- 7/16" OSB Sidewall underlayment
- Building wrap
- Acclaim nylon cut pile carpeting w/ tack strip installation
- 7 lb Rebond carpet pad throughout
- 200 Amp electrical service
- Perimeter heat registers in floor

Exterior

- Triple 3-vinyl siding
- Lineal window treatment, door side
- 36" X 80" Dlx. Front door with glass insert
- 36" X 80" Fire rated rear door (model specific)
- Dead bolts on front and rear doors

Interior

- Energy Star rated low E vinyl thermo pane windows
- Plumb for washer and wire for electric dryer
- Shut off valves on all sinks, stools, and water heater
- 40-gallon electric dual element water heater

Living

- Oak tone (6) panel interior doors with mortise hinges
- Brushed nickel hardware and light fixtures
- Hardwood interior trim
- 1/2" drywall with primer paint finish
- Smoke detectors interconnected with battery back up
- Cold air returns

Kitchen

- Recessed can lights in kitchen
- Sterling hardwood cabinetry with hidden hinges
- Lazy Susan in kitchen overhead (where applicable)
- Staggered kitchen cabinets
- High pressure laminate countertops with 4" backsplash throughout
- 8" deep stainless steel kitchen sink
- Ventless range hood

Bath

- Fiberglass tubs and showers
- Elongated commodes
- Mini blinds on all windows

Bedroom

- Bedroom ceiling lights w/ switched recept

Options

- Ceramic flooring
- Laminate flooring
- Granite countertops
- 9' Sidewalls
- Solid pine interior doors
- 2x6 Exterior walls 16" o.c. w/ R19 insulation
- Merillat cabinets (8 color choices)
- Fireplaces w/ hand laid stone fronts
- Genuine Corian countertops, edge & backsplash
- Cement board siding
- 7/12 Roof pitch
- 9/12 Roof pitch
- Pella wood windows

Investment Series (Multi-family Homes)

Model	Bedrooms	Baths	Approx. sq. ft.	Carriers	Page Number
S2607	1	1	1269	2M	3
S2601	1	1	1395	2M	3
S2603	1	1	1435	2M	4
S2604	1	1	1435	2M	4
S2608	2	1	1728	2L	5
S2610	2	2	1711	2L	8
S2602	2	1	1904	2L	8
S2612	2	2	1930	2L	9
S2606	3	2	1980	2L	9
S2609	2	2	1980	2L	10
S2611	2	2	1980	2L	11
S2614	2	2	1980	2L	11

(Carriers: M = medium L = Large)