

SPEC SHEET

Frame and Chassis

- 12" dual I beam with full width outriggers for support
- Removable hitch
- Four braking axles
- Rigid insulated plywood framed underbelly basement



Floor System

- 2x8 transverse joist system @ 16" o.c.
- 5/8 plywood subfloor glued and screwed
- 20" X 5" insulated heat and a/c ducting
- Perimeter heat and a/c registers
- R20 insulation
- Double 2x8 perimeter box joists

Wall Construction

- 2x6 studs @ 16" o.c.
- 3/8" OSB sheathing
- 2 x10 window lintels
- R20 wall insulation
- Andersen E series metal clad wood windows, dual pane
- Standing seam metal siding and hardy panel decorative details
- Tyvek house wrap
- Building envelope and window details
- Oversized living room 3 panel sliding door
- Transom windows above kitchen
- Three color schemes for exterior
- Wood soffit and metal clad fascia for low maintenance

Roofing

- Engineered I joist truss system
- 1/12 pitch modern roof
- 5/8" roof decking
- 9 1/2" perimeter fascia
- Standing seam, metal roofing
- Continuous wood soffit and overhangs

Interior Base

- 1/2" drywall on all walls
- 1/2" drywall on all ceilings
- All walls two coats paint
- All baseboards and trim two coats paint
- Three color schemes
- All flooring engineered hardwood
- Bathroom floor porcelain tile
- 3" baseboard
- Windows to have modern drywall returns
- Solid wood doors with Baldwin hardware

Lighting

- All interior lighting to be combination 4" pot lights
- Bath shower to have 5" waterproof pot light
- Exterior pot lights to be 6" (10)
- One ceiling fan in living room

Plumbing

- Kitchen to have oversize stainless steel under-mount single sink
- Grohe faucet single lever
- Bath to have acrylic 60" shower base standard or 60" Tub option
- Kohler choreography finish wall system with accessories
- Concetto toilet with soft close seat
- Concetto porcelain bath sink
- Grohe faucets for all above
- Bath exhaust fan
- 10 mm frameless shower door

Appliances

- All stainless steel finish
- Fridge, stove with oven, washer, dryer, microwave hood fan
- Optional dishwasher
- Cabinet depth fridge 18 cu feet

Services

- 50 amp plugin
- 2 phone jacks
- 2 TV jacks
- 2 exterior GFI receptacles
- 2 exterior frost free hose bibs
- Rough in wired speakers (rear deck, living room, bedroom)
- 60 000 BTU furnace
- 30 gallon electric hot water tank
- 30" gas range
- 30" microwave
- GFI receptacle bath -1
- GFI receptacle exterior - 2
- Smoke detector - 1
- Carbon monoxide detector - 1

Cabinets

- Three color schemes
- Quartz countertops
- Satin nickel hardware
- Soft close hardware
- Flush solid stained white oak doors or foil wrapped
- LED strip lighting
- Tile backsplash

Built-ins

- Wood entertainment center with bookshelves
- Electric fireplace
- Integrated desk area
- Built in wardrobe with TV area, shelving, drawers, hanging rod