Preferred Series Cozy Cottages

"Standard Building Specifications"

Structural Features
- R 30 Batt Insulation in Ceilings
- R-19 Insulation in Walls
- Wind Zone 115 VULT
- OSB Floor Decking 23/32"
- (2 X 10) Floor Joist 16" OC
- (2 X 6) 8' Sidewalls 16" OC
- (2 X 6) Top & Bottom Plates
- (2 X 4) 8' Double Marriage Walls
- Engineered Roof Systems
- 7/12 Roof Pitch 24" OC on Ranch Models.
- 10/12 24" OC Std on 5628D and 6028K models.

Plumbing
- Water Shut-Off Valves
- Pex Plumbing System
- 50 Gallon Water Heater
- Exterior Frost-Free Water Faucet (1 @ STD Location Per Plan)
- Whole House Water Shut-Off
- Washer Hook-Up
- Kitchen Pull Out Faucet

Baths
- 48" Fiberglass Shower, M/Bath (Per Plan)
- 60" Fiberglass Tub/Shower, Hall Bath
- 72" Drop-In Tub M/Bath (Per Plan)
- 6" Ceramic Backsplash on Laminate Tub Platform M/Bath
- 48"x48" Window over Tub M/Bath (Per Plan)
- White Shaker Style Vanity Cabinets
- 36" High Lavatory(s) in M/Bath
- 36" High Lavatory in Bath 2
- Towel Bar/Tissue Holder All Baths
- Dual Lever Bath Faucets
- Cultured Marble Lavatories in Baths

Exterior Features
- D5 Royal Vinyl Siding
- 15" Raised Panel Shutters or 3 ½" Window Lineals (Front Door Side)
- 7/16" OSB Wrap Exterior Walls
- 36" 6 Panel Front Door w/No Storm
- 36" 6 Panel Rear Door w/No Storm (Per Plan)
- 12" Eave Overhangs (All Sides)
- Insulated Windows Gridless
- House Wrap
- Limited Lifetime Architectural Shingles

Kitchen
- S/S Dishwasher
- S/S Spacesaver Microwave
- 60/40 Stainless Steel Kitchen Sink
- Laminate Countertop w/ Full Ceramic Backsplash & Ideal Edging
- 30" Overhead Cabinets w/Matching Cove Molding
- Shaker Style Cabinets (Colors-White, Gray, Espresso)
- Kitchen Island White Shaker Style Cabinets with Beadboard
- Double Trash Can Base Cabinet in Island (Per Plan)
- Pot and Pan Drawer Base Cabinet in Island (Per Plan)
- Raised Wall Cabinet over Range

Flooring
- 25 oz. Carpet w/ Pad & Tack Strip (Shipped Loose)
- 6 lb. Re-Bond carpet Pad
- Congoleum Flooring in Designated Areas (Per Plan)

Interior Appointments
- 1/2" High Strength Sheetrock Ceilings w/Smooth Finish
- (2 X 4) Interior Wall Construction
- 36" Interior Doors M/Bedroom, MBR Closet & M/Bath
- Mortised Door Hinges
- 3 1/2" Crown Molding
- 6" Baseboard Molding
- 2 1/4" Window/Door Casing
- Metal Shelf over Washer/Dryer
- Finished ½" Sheetrock Thru-out
- Lever Interior Door Hardware
- Shoe Rack with Shirt & Skirt Shelves in Master Bedroom Closet (Per Plan)
- Laminate Top Table in Utility (Per Plan)

Electrical
- Surface Mount LED Can Light Ceiling Fixtures T/O
- Standard Ceiling Fans in Bedroom 1, Living Room and Family Room per plan.
- Exterior Carriage Light (@ Exterior Doors)
- Exterior Electrical Outlets (@ Exterior Doors)
- 200 AMP Panel Box
- Smoke Detector Systems
- Dryer Hook-up with recessed exhaust box
- 110V Outlet Receptacle in Utility Room Storage Closet (Per Plan)
- 1 ¼" Conduit Running Down from Electrical Panel Box for Future Use

Available Options Per Plan
- Alternate Master Bath Plans
- Vent-less Gas Fireplace w/ TV Niche Bookcase Cabinetry
- Farmhouse Exterior Package
- Farmhouse Interior Package
- Vinyl Plank Flooring
- 150 VULT Wind Zone
- 10/12 Roof Pitch 24" OC (where available)
- 9' Sidewalls (Incldes 36" Overhead Cabinets in Kitchen
- 16" OC Roof Trusses
- 30" Smooth Top S/S Range
- 25 CF Side by Side Refrigerator S/S w/Icemaker.
- Sliding Glass Door(s)
- (2) Pendant lights w/ Separate Switch over Kitchen Island
- Congoleum Vinyl Floor ILO Carpet in Family Room
- Brace and Switch for Ceiling Fans-Additonal

2-10 HOME BUYERS WARRANTY®

We continuously strive to improve our home and reserve the right to change specifications without notice.