

FEATURES - PLATINUM SERIES SELECTION

CONSTRUCTION

2 X 4 sidewalls 16" on center

2 X 3 interior walls 24" on center

2 X 4 marriage line walls 24" on center

2 X 6 floor joist 16" on center (28 wides)

2 X 8 floor joist 16" on center (32 wides)

Recessed frame with removable hitch 1/2" finished sheetrock in baths & utility - no wainscott or chair rail in baths or utility

8 ft. sidewalls with stipple ceiling

Nominal 3:12 roof pitch with 20' dormer - Rafter 24" on center

Bath circuits wired with 12.2 wiring and GFCI protected

Smoke alarms both inside and out of each bedroom, all alarms interconnected with battery back up

23/32" OSB floor decking

Zone II insulation (R-21 Roof; R-11 Sidewall; R-11 Floor)

6" white crown molding in all Carlton II and finished sheetrock areas - 2" flat white molding in closets

EXTERIOR

Exterior vinyl siding, shingle roof with std roof dormer

15" raised panel shutters front door side

Hardi-board eave fascia

7/16" OSB exterior wrap all sides

3882 panel front door with full view storm

3882 6-panel rear door with full view storm

60" thermal pane windows

Premium (Upgrade) coach light at front door (1)

One exterior electrical outlet with weather proof cover

KITCHEN

18 cubic foot frost free refrigerator with icemaker

30" electric coil eye range with porcelain door

Dishwasher (Optional)

Custom modular cabinets with wood doors and face frames, 30" overheads

Drawer over door base cabinet construction and shelf above refrigerator

Granitto roll edged and roll backed countertops

8" stainless steel sink

Metal kitchen faucet with sprayer

Can lights in kitchen (per print)

Solid core brushed nickel cabinet knobs

FLOORS

13.7 oz. Moxie Shaw carpet (STD)25 oz. New Day or Captivate Shaw carpet (OPT)4 lb. re-bond carpet pad, Beaufloor vinyl flooring in kitchen, utility, baths and entry

Mastic sealed one-piece aluminum heat duct with inline registers - most locations (hybrid)

Tack strip carpet installation

PLUMBING & ELECTRICAL

200 amp electrical service40 gallon electric water heater with water

heater pan

Shut-off valves at sinks and toilets

Plumbed and wired for washer and dryer

Wire and brace for ceiling fans in the family room and all bedrooms

Ceiling fan with light in Living Room (STD)

11" two bulb overhead light fixtures throughout (except single bulb light fixtures in closets)

BATHROOMS

Fiberglass tub with fiberglass 48" shower in master bath (per print)

60" fiberglass tub/shower in all guest baths

Metal shower and tub/shower faucets

Dual china lavatory bowl with metal faucets in all baths

Tulip light(s) in all baths

Custom modular cabinets with wood doors and drawer bank (Master Bath) - color to match Kitchen cabinets

Granitto roll edged and roll backed countertops

Elongated toilets with plastic seats in all baths

Standard metal tub filler

INTERIOR

2" mini blinds throughout

White 2-panel arched interior doors with brushed nickel tulip (round) handles

White wire shelf over the washer/dryer area

White wire closet shelving

3" baseboard molding in all sheetrock areas.

Flat white molding in closets