



impresa MODULAR

2-STORY STANDARD FEATURES

FLOOR CONSTRUCTION

2X10 Floor Joists 16" O.C.
¾" T&G OSB Floor Decking
¾" OSB Floor Decking on 2nd Floor
Open Web Floor Trusses in Wet Areas
of 2nd Floor
Insulated Basement Stairwell

EXTERIOR WALLS

2X6 Studs 16" O.C.
Double 2X6 Top Plates
8' Wall Height
7/16" Structural OSB Sheathing
Whole House Wind Wrap
Vinyl Siding

INTERIOR WALLS

2X4 Interior Wall Studs 24" O.C.
2X4 Marriage Wall Studs 16" O.C. with
7/16" OSB Sheathing
Primed ½" Smooth Drywall Throughout

ROOF AND CEILING

5/12 Roof Pitch with 12" Eaves
Pre-Engineered 40# Roof Trusses 24" O.C.
90 MPH Wind Exposure C Wind Load Design
Ice Shield
7/16" Structural OSB Roof Decking
Shingle Over Ridge Vent Ventilation
Vented Vinyl Soffit
Aluminum Fascia
Aluminum Drip Edge on all Roof Edges
Smooth Drywall Ceiling
Architectural Shingles
(Limited Lifetime Warranty)
Synthetic Roof Underlayment

INSULATION

Exterior Walls R-23 Fiberglass Insulation
Ceiling R-38 Fiberglass Batt Insulation

EXTERIOR DOORS AND WINDOWS

3/0 x 6/8 6-Panel Fiberglass Door with Nickel
Hardware & Composite Jambs at Front
& Rear Primed White
Door Pan on Exterior Doors
Low-E Vinyl Insulated Single Hung Argon Filled
White Windows – Mulled where Applicable
Front & Rear Door Kwikset Lockset
with Smart Key
15" Raised Panel Shutters Door Side

INTERIOR DOORS AND TRIM

2-Panel Painted White Interior Doors w/ Lever
Passage Sets and 3 Mortise Hinges
36" Interior Doors – Where Available
Privacy Locks on Bedroom & Bath Doors
Door Stops
White Wood Colonial Moulding Package
Wire Shelving all Closets and Washer/Dryer Area
Brushed Nickel Hardware

FLOOR COVERING

Congoleum Vinyl Flooring
(Kitchen, Baths, Utility and Foyer)
25 oz. Carpet with Stain Protector
Carpeted Stairs with Railing & Handrail
5# Rebond Carpet Pad

KITCHEN

¾ Overlay Classic Craft Cabinetry
- KCMA Certified
Hardwood 5-Piece French Country Oak,
Rustic Elm, or Barnwood Oak Mission Flat
Panel Doors
Craftsman Cabinet Crown Moulding
42" Height Kitchen Overhead Cabinets
Dovetailed Drawers
Soft Close Undermount Drawer Guides
Laminate Countertops
8" Deep Stainless Steel Kitchen Sink Brushed
Nickel Metal Faucet with Sprayer Power
Range Hood
Transitional Cabinet Pulls (Brushed Nickel or Black)
Corner Base Lazy Susan (where applicable)
USB Receptacle II



BATHS

Brushed Nickel Metal Faucets
Anti-Scald Valves for Showers & Tubs
Laminate Countertops
Square China Lavs
Elongated Toilets
Lighted Exhaust Fans with Insulated Ducts
– All Baths
2-Arm Light at Vanity
60" One Piece Fiberglass Tub/Shower
Fiberglass Soaker Tub (per plan)
48" One Piece Fiberglass Shower with Glass
Shower Enclosure (per plan)
Double Bowl Bath Vanity (per plan)
Black Framed Mirrors
Linens with Drawers (where available)

ELECTRICAL

200 AMP Electrical Service with
40/40 Panel Box
2 GFI Exterior Receptacles with
In-Use Covers
Light at Front Exterior Door Patina Lantern
Light at Rear Exterior Door
Recessed LED Lighting T/O
Smoke Detectors with Battery Back-up
Wire for Electric Range
Carbon Monoxide Detector(s)
Electric Doorbell at Front Door

PLUMBING

PEX Water Lines Stubbed Through Floor
Drain, Water and Vents Stubbed
Through Floor
Shut Off Valves for all Sinks, Lavs and Toilets
Plumb, Wire and Vent for Washer/Dryer
2nd Floor PEX Supply Loop and PVC

Drain Lines
Oetiker Clamps

10 YEAR RESIDENTIAL WARRANTY



LONG LIVE HAPPY HOMES®