



FLOOR CONSTRUCTION

2X10 Floor Joists 16" O.C.
3/4" T&G OSB Floor Decking
Insulated Basement Stairwell

EXTERIOR WALLS

2X6 Studs 16" O.C.
Double 2X6 Top Plates
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
9' Wall Height - First Floor
8' Wall Height
OSB Sheathing
Primed 1/2" Smooth Drywall Throughout

ROOF AND CEILING

12" Eaves
Pre-Engineered 40# Roof Trusses 24" O.C.
90 MPH Wind Exposure C Wind Load Design
Ice Shield
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

PLUMBING

PEX Water Lines Stubbed Through Floor
Drain, Water and Vents Stubbed Through Floor
(Fully Insulated on 2nd Floor)
Shut Off Valves for all Sinks, Lavs and Toilets
Plumb, Wire and Vent for Washer/Dryer
Recessed Dryer Vent Box
Oetiker Clamps
Tankless Gas Water Heater

EXTERIOR DOORS AND WINDOWS BATHS

3/0 x 6/8 6-Panel Fiberglass Door with Nickel
Hardware & Composite Jambs at Front
& Rear Primed White
Door Pan on Exterior Doors
Casement Windows T/O (No Grids)
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
5# Rebond Carpet Pad



KITCHEN

3/4 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

Brushed Nickel Metal Faucets
Anti-Scald Valves for Showers & Tubs
Bath Vanities to Match Kitchen Cabinets
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
Double Bowl Bath Vanity (per plan)
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
Baseboard Heat



LONG LIVE HAPPY HOMES®

Impresa Modular homes are constructed to meet or exceed various state building codes. Equipment, colors, material specifications, prices and model availability are subject to change without notice. Some exterior attachments as shown on elevations are materials required to be supplied locally or installed by others on site. Customized floor plans are available. (rev. 092122)