

## Floors

- 2x10 Floor Joists @ 16" O.C. w/ Double Perimeter Band (12" O.C. on 31'-6" Wide Models)
- 5/8" T&G OSB Floor Decking Glued and Nailed

## Walls

- 2x6 Exterior Walls @ 16" O.C. w/ 7/16" OSB Sheathing
- 8" Mating Walls @ 16" O.C. w/ 7/16" OSB Sheathing
- 2x4 Interior Walls @ 16" O.C.
- Solid Headers w/ OSB Reinforcement
- 1/2" Drywall Throughout, Glued and Screwed
- 8'-0" Wall Height

## Roof

- 7/12 Pitch, Non-Storage Rafter Roof System @ 16" O.C.
- 12" Gable End Overhangs
- 12" Eave Overhangs, Fixed w/ Soffit and Fascia Installed when Possible
- 7/16" OSB Roof Sheathing w/ "H" Clips (for 24" O.C. Roof System)
- Ice Shield Installed on Eave Overhangs
- Minimum 15# 36" Felt Paper Shingle Underlayment
- Vented Vinyl Soffit, Ribbed Aluminum Fascia, and Aluminum Drip Edge
- 30 Year Architectural Shingles
- Shingle Over Ridge Vent (Shipped Loose)

## Insulation

- R-21 Fiberglass Exterior Wall Insulation w/ Vapor Barrier
- R-38 Fiberglass Ceiling Insulation w/ Vapor Barrier
- Exterior House Wrap

## Exterior

- Vinyl Siding (Dbl 4 Clapboard, Dbl 5 Clapboard, or Dutch Lap)
- Smooth Fiberglass Front Door w/ Sunburst, Composite Jambs, and Vinyl Brickmould (Per Plan)
- Smooth Fiberglass Rear Door w/ Half Glass, Composite Jambs, and Vinyl Brickmould (Per Plan)
- 6'-0" Vinyl Sliding Glass Door (Per Plan)
- Satin Nickel Lever Locks – Exterior Door Hardware and Dead Bolt – Keyed Alike
- MW Low "E" Vinyl Double Hung Brickmould Windows w/ Screens and Argon Gas
- One Exterior Light Supplied for Each Door
- Vinyl Shutters, Installed on Front

## Interior

- Primer Paint on Walls
- Smooth Ceilings w/ White Primer Paint
- Interior Doors w/ Smooth Finish
- Satin Nickel Lever Style Hardware
- Privacy Hardware on Bathrooms and Master Bedroom
- 3-1/2" Colonial Base Moulding and 2-1/4" Colonial Casing (Semi-Gloss White)
- Windows Sills (Semi-Gloss White)

Note: Specifications Outlined are typical baseline standard specs. The Impresa Custom Collection homes are custom homes that are built in factories across the country. Specs are subject to change without notice and be updated by factory or custom home plan chosen.

## Cabinetry

- Oak Recessed Flat Panel Kitchen Cabinets
- 2-1/2" Crown Moulding and Under Cabinet Trim
- Dove Tail Drawers, 3/4" Shelves w/ 1 Pull-Out Tray
- 75 lb. Full Extension Drawer Glides w/ Soft-Action Close Mechanism on Base Cabinet Drawers
- Elevated Corner Wall Cabinet, Crown and Under Cabinet Trim
- High Pressure, Square Edge Laminate Top and Backsplash (Kitchen)
- Oak Recessed Flat Panel Bath Cabinets
- One-Piece Cultured Marble Vanity Top (Baths)
- Medicine Cabinet w/ Decorative Lighting

## Plumbing and Heating

- Tuff-Pex Fresh Water Lines Stubbed (Code Dictates)
- PVC Drain, Waste, and Vents (Stubbed)
- Shut-Off Valves on All Fixtures
- Delta Leland Chrome Dual Handle Faucets in Baths
- 60" One Piece Fiberglass Tub/Shower w/ Anti-Scald Valves
- Elongated Water Closets, Water Saver
- 8" Deep, Double Bowl S/S Sink and Gooseneck Faucet w/ Pull-Down Spray in Kitchen
- Ice Maker Hook-Up (Recessed Box for On-Site Appliance)

## Electrical

- 200 AMP Main Service Panel w/ 40 Breaker Spaces
- Smoke Detectors and Carbon Monoxide Detectors (Per Code)
- Fan/Light Combination in All Baths
- 30" Kitchen Range Hood; Vented to Exterior
- Bedrooms Have One Switched Receptacle
- Brushed Nickel Ceiling Lights in Hall, Laundry, Kitchen, Dining Room, Foyer, and Walk In Closets
- Fluorescent Lights in all Closets Over 4' w/ Separate Switch
- Recessed Can Light Over Kitchen Sink w/ Separate Switch
- Two Pendant Lights Above Islands and Peninsulas (Per Plan)
- Wireless Door Chimes (1 in Front and 1 in Rear)
- (2) RG-6 TV and (2) Cat-5 Phone Jacks
- Wired for Electric Range (Per Plan)

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