

Sulphur Springs

Standard Specifications

Frame

- 12" I – Beam
- Full Length Outriggers
- 96" Outrigger Spacing
- 96" Crossmember Spacing
- Flush Header
- Axles Spread with Equalizers
- Detachable Hitch

Floor

- Joists 2x6 / 16" O.C.
- Carpet by Shaw
- Tack Strip Carpet Installation
- 6 lb. Rebond Pad
- Vinyl Flooring by Beau Flor
- 19 / 32" 4x8 OSB Tongue & Grooved Floor Decking
- Vinyl Entry Standard

Exterior

- Georgia Pacific Vinyl Siding
- Sheathing WZ I – Foam Standard
- Shutters on Front Side
- Ventilated Eave 8" Overhang on 28', and 12" on 32' wide
- Mate Line Gasket
- 7 / 16" Optional OSB Sheathing

Windows and Doors

- Exterior Doors
 - o Steel Front Door with Full View Storm & Deadbolt
 - o 32"x76" Rear Outswing Door
- 6 Panel Arched Interior Doors

- Low – E Gridded Windows by LUX
- Egress (safety exit) Windows in All Bedrooms

Roof / Ceiling

- 20 PSF Roof Load
- 20 Year Shingles by CertainTeed
- 24" O.C. Trusses
- Blown Insulation
- Textured Ceiling
- Attic Ventilation; Soffit Vents (Low), Ridge Vent (High)

Plumbing

- 40 Gallon Electric Water Heater
- Tub(s) / Shower(s)
 - o Master Bath, 54" Garden Tub
 - o Hall Bath, 27"x54" ABS Tub / Shower Combo

HVAC

- Carrier SmartComfort Furnace
- Metal Ductwork
- ecobee Smart Thermostat

Electrical

- Receptacles and Switches
 - o (1) GFI Recept and Cover on Exterior
 - o White, Self-Contained on Interior
- AC Conduit
- Recessed LED Can Lights
- Porch Light(s)
- Overhead Light in All Walk-in

Closets w/ Switch

Walls

- 2x4 Exterior Wall Construction, 16" O.C. Spacing
- 8' Sidewall Height
- 2x3 Interior Wall Construction, 24" O.C. Spacing
- 2x3 Marriage Wall 24" O.C. Spacing
- 3 / 8" Decorative Sheetrock Construction
- Double Marriage Wall Construction

Interior Features

- 42" DuraCraft Cabinets
- Picture Frame Cabinet Doors
- Hidden Hinges
- 4" Kick Plate at Base of Cabinets
- Kitchen Drawer Bank
- Laminate Countertops
- Vinyl Wrapped Metal Closet Shelving
- Frigidaire Appliances
 - o 18 CF Refrigerator
 - o 30" Range
 - o Dishwasher

