

# Sulphur Springs

## Product Standards

### Exterior

- Georgia Pacific Vinyl Siding
- Sheathing WZ I - Thermo-ply Standard
- Shutters or Lineal Trim on Front Side
- Ventilated Eave 12" Overhand on 28' and 12" on 32' Wide
- Mate Line Gasket
- 7 / 16" Optional OSB Sheathing

### Frame

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

### Roof / Ceiling

- 20 PSF Roof Load
- 20 Year Shingles by CertainTeed
- 24" O.C. Trusses
- Blown Insulation
- Textured Ceiling
- Attic Ventilation; Soffit Vents (Low), Roof Vent (High 3-4)

### 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
- 18 CF Refrigerator
- 30" Range - Smooth Top
- Dishwasher
- Plumb for Ice Maker

### Plumbing

- 40 Gallon Electric Water Heater
- Tub(s) / Shower(s)
- Master Bath, 60" ABS Shower
- Hall Bath, 27"x54" ABS Tub / Shower Combo

### 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
- VLino in Main Areas Standard

### Windows and Doors

- Exterior Doors
  - Steel Front Door with Storm & Deadbolt
  - 32"x76" Rear Outswing Door
- 2 Panel Arched Interior Doors
- Low – E Windows by LUX
- Egress (safety exit) Windows in All Bedrooms

### 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

### Electrical

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

### HVAC

- Carrier SmartComfort Furnace
- Metal Ductwork
- ecobee Smart Thermostat