

Standard Features

Columbia River Collection

<p>1 PACKAGES HUD Home</p>	<p>20 HEATING Ventilaire 3 Whole House Fan Loop Heat Duct System ecobee3 lite Programmable Thermostat Prep for A.C. - 3/4" Conduit & Empty Breaker Slot Electric Furnace - Sized Per Model</p>
<p>2 EXTERIORS 3/8" LP Smartpanel Vertical Siding Housewrap Under Siding - All Around 4" LP Window Trim 20' Open Faced Dormer (Multi Section Homes) Board & Batt Accent Area w/ 5/4" Trim Posts 8" Cement Facia w/ Painted Drip Edge to Match 3 Tab Fiberglass Shingles Smartpanel Soffit - Vented Vented Ridgecap (50% of Ridgeline)</p>	<p>22 APPLIANCES Fire Extinguisher Under Kitchen Sink Range Hood w/ Light Electric Range 18 Cu. Ft. Refrigerator</p>
<p>4 STRUCTURAL <u>Floor Joists</u> 13' 4" Wide Floors = 2x6 Floor Joists -16" o.c. 12' Wide Floors = 2x6 Floor Joists - 16" o.c. 15' Wide Floors = 2x8 Floor Joists - 16" o.c. 19/32" T&G OSB Floor Decking 2x6 Exterior Walls - 16" o.c. 2x3 Interior Walls - 24" o.c. Double 2x3 Marriage Line Walls - 24" o.c. 30# Roof Load - 24" o.c. Rafters <u>Roof Pitch</u> Single Section Homes = 4/12 Roof Pitch 24' Multi Section Homes = 4/12 Roof Pitch 28' 8" Multi Section Homes = 3/12 Roof Pitch - Nominal 30' Wide Multi Section Homes = 3/12 Roof Pitch - Nominal Triplewide Homes = 3/12 Roof Pitch - Nominal <u>Sidewalls</u> 8' Sidewalls w/ Flat Ceilings <u>Eaves</u> 24' Wide Homes = 16" Eaves All Around - Nominal 26' 8" Wide Homes = 16" Eaves All Around - Nominal 30' Wide Homes = 10" Eaves & 16" Endwall - Nominal 40' Wide Homes = 16" Eaves All Around - Nominal 45' Wide Homes = 10" Sidewall & 16" Endwall - Nominal 15' Single Section = 4 1/2" Sidewall & 6" Endwall - Nominal 13' 4" Single Section = 4 1/2" Sidewall & 6" Endwall - Nominal 9" Set Back Frame</p>	<p>24 WATER HEATERS 40 Gallon Electric Water Heater</p> <p>26 ELECTRICAL Combination CO / Smoke Detectors White Trim Ring Ceiling Lights in Bedrooms, Closet & Pantries Can Lights - Kitchen, Baths, Dining Room and Hallways Exterior GFI Receptacle - Standard Location Toggle Light Switches Wire Only for Ceiling Fan - Living Room and Family Room Switched Recept in all Rooms with a Wire & Brace for Fan 200 Amp Electrical Service Black Carriage Style Exterior Light - Front Door Black Carriage Style Exterior Light - Back Door</p>
<p>6 EXTERIOR DOORS Front Door - 36" 6 Panel Fiberglass w/ Peephole & Knocker Rear Door - 36" 6 Panel Fiberglass w/ Peephole & Knocker</p>	<p>30 PLUMBING Brushed Nickel Single Control Kitchen faucet Kitchen Sink - 8" Deep Stainless Steel Plumbed and Wired for Clothes Washer & Dryer Hose Bibb - Standard Location Individual Shut Off Valves at Commodes and All Sinks Whole House Master Water Shut-Off Valve</p>
<p>8 WINDOWS White Vinyl Low "E" Windows</p>	<p>32 BATH #1 Brushed Nickel Single Control Faucet(s) Brushed Nickel Towel Bar & Tissue Holder China Sink w/ Pop Up Elongated Stool Power Exhaust Bath Fan Fiberglass 60x30 Tub Shower - Center Drain Vanity Light(s)</p>
<p>10 FLOOR COVERINGS 15 oz. Mantra / Essential Magic Carpet - Per Print 8# Carpet Pad LUX Vinyl Sheet Flooring - Per Print</p>	<p>34 BATH #2 & BATH #3 Brushed Nickel Single Control Faucet(s) Brushed Nickel Towel Bar & Tissue Holder China Sink(s) w/ Pop Up Elongated Stool Power Exhaust Bath Fan Fiberglass 60x30 Tub Shower - Center Drain Vanity Light(s)</p>
<p>12 DÉCOR & DRAPES 1" Mini Blinds Throughout</p>	<p>38 COUNTERTOPS Laminate Countertops Laminate Self Edge Full Height Tile Backsplash - Kitchen 4" Laminate Backsplash - Bathrooms and Utility</p>
<p>14 WALL FINISHES Orange Peel Drywall Texture</p>	<p>40 CABINETS 32" High-Low Cabinet Design Crown Moulding On Overhead Cabinets White Lined Base & Overhead Cabinets Fixed Shelf in Base Cabinets 2 Adjustable Shelves in Overhead Cabinets Finished Bottom Panels on Overhead Cabinets Concealed Cabinet Door Hinges Round Brushed Nickel Cabinet Hardware Deluxe Ballbearing Drawer Guides Newcastle Alder or Tobacco Oak Cabinets Bank of Drawers - Kitchen Bank of Drawers - Master Bath Laundry Overhead Shelf</p>
<p>16 INTERIOR DOORS & TRIM White Cathedral Interior Doors w/ 3 Hinges #356 White Door Casing Brushed Nickel Round Interior Door Knobs Privacy Locks on all Baths White Wood Window Sills w/ #356 Trim - Dry Areas Laminate Window Sills - Wet Areas #356 White Baseboard in Vinyl Areas</p>	
<p>18 INSULATION Walls - R 19, Floor - R 22, Roof - R 22</p>	