



# STANDARD FEATURES

## TRAIL SERIES

### (OAK BLUFF MODEL)

#### CONSTRUCTION

- Chassis - 10" I-Beam
- Floor Decking - OSB Tongue & Groove
- Floor Frame – Bottom Board – Poly
- Floor Joist - 2" x 6" @ 16" on center
- Interior Walls - 2 x 3 & 2 x 4 w/1" Bottom & 1" Top Plate
- Sidewalls - 108"
- Sidewalls - 2" x 6" @ 16" on center
- Window – Low E 6/6 Insulated with Grids
- 10' front porch with privacy wall and fireplace

#### INSULATION

- Ceiling – R30
- Exterior Wall – R19
- Floor – R22

#### UTILITIES

- Ducts Overhead - R6 Computemp
- Exhaust Fan - Whole House
- Exhaust Fan without Light – Baths
- Return Air – Sealed
- Interior Panel Box with Cabinet Door

#### ELECTRICAL

- 150 amp Electrical Service
- Exterior GFI Receptacle
- Interior Rocker Switches Throughout
- TV Jacks (Living Room and Bedroom)

#### BATHROOM

- Faucet - Anti-Scald in Tub/Shower; Single Lever in Lavatory
- Medicine Cabinet
- Grab Bar
- Shower Rod & Plastic Curtain – Curved
- Elongated Toilet
- China Lavatory Sink
- Towel Bar & Tissue Holder
- Ceramic Tile Shower with Seat
- Laminate Countertop
- 36" High Cabinets
- 4" Tile Backsplash
- Self Edge Countertop Edges

#### BEDROOM

- Base Cabinet – Drawers Below Wardrobe
- Base Cabinet – Night Stands with Overheads & Shelf
- Wardrobes – Split with Chest

#### ROOF

- Exterior – Soffits – Vented
- Fascia – Cementitious
- Rafters – 5 1/2" Heeled Truss @ 16" on Center
- Metal Roof
- Roof – Sheathing 7/16" OSB
- Roof Pitch – 3:12
- Roof Type – Scissor Truss



# STANDARD FEATURES

## TRAIL SERIES

### (OAK BLUFF MODEL)

#### PLUMBING

- Smoke Detector
- Vinyl Exterior Water Heater Door
- Kitchen Faucet – Pewter Pull-Out Faucet
- Kitchen Sink - Deep Stainless Steel
- Water Lines – PEX
- Water Shut Off Valves - Sink & Toilet
- Washer & Dryer – Stackable – Plumb & Wire Only
- Water Heater - 20 Gallon Electric

#### INTERIOR

- Ceiling Fan – Wire and Brace Only
- Lights – LED Throughout
- Lights – 2 Pin Up in Bedroom
- Vertical Blinds for Patio Door
- 2” Faux Wood Blinds Throughout
- 9’ Flat Ceiling
- Tray Ceiling in Living Room (Does Not Include LED Lights)
- Knockdown Textured Ceilings
- 6 Panel Interior Doors Throughout
- Bi-Fold Closet Doors – Washer & Dryer Area
- Mirrored Bi Pass Doors in Closets
- Interior Pocket Doors
- Vinyl Floors Throughout
- 3” Baseboard and Cove Molding in all Drywall Areas
- Tape & Texture Walls with Round Corners Throughout (Except Closet & Washer/Dryer Areas)
- VOG Wall Panels – Closets and Washer/Dryer Areas
- 2” White Stile Window Trim
- Wood Valances Throughout
- Floating Entertainment Center in Living Room

#### KITCHEN

- Base Cabinet - Drawer Bank in Kitchen (1)
- Adjustable Shelves – Overhead – 2 x 1/2” Shelves
- Cabinet Doors – Shaker Hardwood Doors & Wrapped Stiles
- Cabinet Interiors – Finished to Match (Except Dr Backs & Drwers)
- 3/4” Cabinet Stiles
- Laminate Countertops
- Self Edge Countertop Edges
- Deluxe Cove & Apron Molding – Overhead Cabinets
- Overhead Cabinets - Finished Bottoms
- Overhead Cabinets – Over Range and Over Refrigerator
- 4” Tile Backsplash

#### APPLIANCES

- Appliances – Black
- Microwave – with Trim Kit
- Range – Electric – Deluxe Coil Top
- Range Hood – Glass – B
- Garbage Disposal

#### EXTERIOR

- Exterior – Sheathing – 7/16” OSB – All Sides
- Exterior Trim – Lineals – All Windows in lieu of Shutters
- Siding – House Wrap & Vinyl (Dutch Lap Profile)
- Ceiling Fan – Wire and Brace Only
- Front & Rear Exterior Light – Black Seeded Glass
- Exterior Door - 32”, 9 Lite Rear Out-Swinging Door with Deadbolt
- Exterior Door - Patio Vinyl Low E 6’ x 6’8” without Grids
- Perimeter Skirting & Deck with Stairs off of Back Door
- Mail Box
- Heat Pump

*NOTE: Standard features are subject to change.*