

YODER, KANSAS

STANDARD FEATURES for PINEBROOK MANOR HOMES MODULAR (D7) SERIES

FLOOR

- Truss Floor Joists 19.2 OC
- Double 2X10 Rim Joist
- 3/4" Decking
- Fiberglass Heat Duct with Perimeter Registers

CARPET

- Ritzy FHA 25 oz. in Living Room, Dining Room, Hall, All Bedrooms & Master Bath
- 6.0# Rebond Pad
- Tack Strips
- Vinyl Flooring in Kitchen & Baths
- 70 mil Entry Vinyl Flooring

PLUMBING

- Water Shut-Offs Standard
- 60" 1-Piece Tub
- 1-Piece Fiberglass Separate Shower with Door as Shown
- China Sinks with Overflow & Pop-Up Drains in Baths
- White Brite Star Deep Well Kitchen Sink
- Fresh Water Lines Connected
- Water Hammers per Code
- Elongated Commodes
- Below Floor Drains by Others

FAUCETS

- Delta Single Lever with Sprayer in Kitchen
- Delta Single Lever in Baths
- Delta Single-Lever Anti-Scald Tub Diverter & Shower
- Frost Free Anti-Siphon 8" Exterior

EXTERIOR WALLS

- 2X6 16" OC with Double 2X6 Top Plate
- R19 Kraft Insulation
- 9' Height

INTERIOR WALLS

- 2X4 16" OC Interior Walls
- 2X4 16" OC Marriage Walls
- Tape & Paint Finish

ROOF CONSTRUCTION

- Dimensional Shingles

- Roof Attic Vents – Ridge Vents
- 6.9/12 Hinged Roof Truss System
- OSB Roof Decking
- 10" Overhang on 30' Widess
- R38 Insulation
- Vapor Barrier
- 9' Ceiling Throughout
- Stomped Ceiling

ELECTRICAL

- 200 Amp Main 20/40 Box
- Rocker Switches
- Smoke Detector with Battery Back-Up in Each Bedroom & Adjacent Area
- Steel Sleeves & Protectors in Exterior Walls
- Exterior GFI Receptacles (2)
- GFI Receptacles in Kitchen & Baths
- Bedroom Overhead Lights

EXTERIOR

- Triple-3 Lap Siding with OSB Backer & House Wrap

DOORS

- 38" Steel Clad Front Door with Decorative Glass
- 34" Steel Clad 6-Panel Rear Door
- Dead Bolt Locks
- Plywood Jambs

WINDOWS

- Vinyl Thermopane Low E with T-Bar at Double & Triple Windows
- 12" Panel Shutters on Front

APPLIANCES

- 22 CF FF Refrigerator
- 50 Gallon Electric Water Heater
- 30" Deluxe Gas Range with Electronic Ignition & Microwave Range Hood
- Garbage Disposal Installed
- High Efficiency Gas Furnace

- Bath Vent Fan & Light in Master Bath & 2nd Bath
- Dishwasher Installed
- Optional Register Boots
- Optional Cold Air Returns

DRAPES

- Optional

CABINETS

- Designer Overhead Cabinets
- Drawer Over Door Base Cabinet Construction
- Adjustable Overhead Shelves
- Cathedral Real Wood Doors
- Real Wood Face Frame
- 1/4 Oak Luan End Panels
- Satin Knobs
- Hidden Hinges
- Silent Drawer Guides
- Oak Countertop Edging
- Flextile Backsplash with Wood Cap
- Vented Metal Shelving in Wardrobes

PASSAGE DOORS

- 6-Panel Doors
- Finished Jambs
- Mortise Hinges
- Lever Lockset Knobs

TRIM

- Floor Mounted Door Stops Throughout
- Ash Molding Throughout

MIRRORS

- Lighted Tri-View Mirrored Medicine Cabinets Over Lavs in Master Bath & 2nd Bath
- Towel & Paper Holders Each Bath

LIGHT FIXTURES

- Double Bullet Over Kitchen Sink
- 8" Drum Kitchen Ceiling
- 6-Arm Chandelier in Dining Room
- Front & Rear Entry Light
- Foyer Light

Base prices do not include undercarriages. A line item charge will be put on the invoice. If the undercarriages are returned within 30 days in good condition, a credit will be issued. After 30 days rental charges will be assessed at a rate of \$50/day and will be deducted prior to credit being issued.

THESE HOMES DO NOT QUALIFY FOR DEALER VOLUME BONUS.