

# SIMPLICITY SERIES POINTS OF PRIDE

## HOME SPECIFICATIONS

### EXTERIORS

- 4" Set Back Frame (9" Available)
- Transverse Floor System 2" x 6" - 16" O.C.
- Decking Attached with Gantry System & Alpha Glued & Screwed
- American Rolled Formed I-Beam (not corrugated)
- Outriggers Full Length Frame - Not Just Axle Area
- **7/16" Smartpanel Treated Engineered Wood Siding With 30 Year Warranty**
- **Plant Made Shutters - Front Door Side And Front Endwall**
- **4" Window Trim- Balance Of Home**
- Sherwin-Williams Low Temperature 35° Exterior Paint - 100% Latex A-100 Satin Finish With Large Color Selection
- Fiberglass Shingled Roof With 25 Year Warranty
- Natural Air Flow Eave With Vented Ridge Cap & Vented Soffit On Sides
- Ply-Dry Roof Underlayment
- White Metal Drip Edge All Around Home
- Nominal 3/12 Roof Pitch
- 30# Roof Load With Rafters 24" O.C.
- **Eave Overhang - 6" All Around (TW Has Offset Center Section)**
- **36" Front & Rear Door, 6 Panel Inswing Vinyl Clad With Deadbolt Lock and Peephole With #063 Trim To Match Interior Trim**
- Vinyl Frame, Dual Glazed Windows With Low "E"
- Egress (Safety Exit) Windows In All Bedrooms
- Exterior Lighting At All Doors For Security
- Brushed Nickel Porch Light - Front Door
- Exterior Walls - 2" x 6" Studs - 16" O.C.

### INTERIORS

- 2" x 4" Interior Walls Throughout Home
- Vaulted Ceiling Throughout With Knockdown Finish
- Ceiling At Sidewall - 90" Minimum
- **Entice 20 oz. Carpet Treated With Soil Fiber Protector**
- **3/8" Rebond Pad**
- Vapor Barrier Primer On Tape and Texture Walls and Ceiling
- **Hand Knockdown Finish With Metal Squared Corners**
- **No Knockdown Finish In Bedroom Closets**
- Sherwin-Williams Hi-Build Egshell Interior Paint With 4 Color Choices
- **Designer Valance Window Treatment (Valance Only)**
- **Residential Light Package With Glass Fixtures**
- 3 Heavy Duty Hinges On All Passage Doors
- Interior Passage Closet Doors
- 30" Passage Doors To Bedrooms & Bathrooms (32" Where Design Permits)
- Spacious Utility Room With Washer & Dryer Hook-Ups
- Brushed Nickel Door Hardware w/ New Round Brushed Nickel Knobs
- Wire Shelving Throughout
- Laundry Shelf Overhead (Wire)

### INSULATION

- Certified Energy Efficient Metal Loop Heat Duct System
- HUD Approved Insulation Package (F-22) (W-11) (C-22)
- Energy Star Option Available

### KITCHEN

- **Same Height Kitchen Cabinet Design**
- **Fixed Bottom And Center Shelves In Base Cabinets**
- **Fixed Center Shelf In Overhead Cabinets**
- Drawer Bank In Kitchen
- Pine Drawer Sides With 3/8" Drawer Bottom
- Brushed Nickel Cabinet Hardware
- Basic Metal Drawer Guides Throughout Home
- 4" Laminated Backsplash on Countertops
- **8" Deep Stainless Steel Kitchen Sink**
- Single Lever Faucet

### APPLIANCES

- G.E. Electric Range
- **G.E. Refrigerator 18.2 C.F. - Double Door Frost Free**
- 30" Powered Range Hood With Dual Speed Fan And Light Vented Through Roof
- Electric Water Heater - 30 Gallon Double Element, Quick Recovery With Pan

Because our company has a continuous product update process, specifications, floor plan layout and dimensions shown on the literature are subject to change without notice or obligations. Construction and design specifications, as well as features presented, are conceptual, therefore should not be used as actual construction data, and may not be offered in all series or models.

### BATHS

- 60" Fiberglass Tub/Showers
- China Lav Bowl With Pop-up Drain And Overflow
- Elongated Toilets
- Single Control Metal Lav And Tub/Shower Faucets
- 4" Laminated Backsplash on Countertops
- Privacy Locks On All Baths
- Power Bath Fan In All Baths

### UTILITIES

- Digital Thermostat
- Master Water Shut Off Valve
- Fire Extinguisher Under Kitchen Sink
- Total Electric With 200 Amp Entrance Service
- Electric Furnace - Gas Optional
- Copper Wiring Throughout - Fully Grounded
- Wired And Vented For Clothes Dryer
- Whole House Fan Ventilation System
- All Bedroom And Living Areas Protected By Smoke Detector(s) With Battery Backup
- Exterior GFI Receptacle By Back Door - Std Location
- **Switched Recepts In All Bedrooms**
- Pex Plumbing System With Brass Fittings
- Three Way Switch Where Applicable (Kitchen And Utility)
- Service Receptacle Under Home
- Integrated Drain Lines
- Prepare For A/C Stub Conduit

### AVAILABLE OPTIONS (No Additional Options Available Other Than Those Listed)

- Energy Star
- 20' or 24" Closed Face Dormer (STD Location & Size Only)
- 4/12 Roof Pitch
- 40# Roof Load w/Rafters 16" O.C.
- Recessed Entry
- STD 4th Bedroom Option (4301 Only)
- Sunburst Front Door Or 9-Lite Rear Door
- Sliding Glass Door (Dining Room Only - Per Print)
- Additional Windows (Per Print Only)
- Foyer Linoleum
- Anchorage II Carpet Upgrade
- Deluxe Carpet Pad Upgrade
- Metal Mini Blinds T/O
- Flat White Interior Doors W/063 Trim
- Additional Interior Door (Per Print Only)
- R-38 Roof Insulation IPO R-22
- R-19 Wall Insulation IPO R-11
- Gas Range, Water Heater And Furnace
- Omit Refrigerator And/Or Omit Range
- Dishwasher
- 50 Gallon Electric or Gas Water Heater
- Ceiling Fans (Master Bedroom And/Or Living Room Only)
- Freezer Receptacle
- Bedroom Ceiling Lights IPO Switched Recepts
- Hose Bibb (FDS And/Or BDS - STD Locations Only)
- Plumb & Install Icemaker
- Water Shut Off Valves Throughout
- Ceramic Tile Backsplash & Edge (Kitchen And Baths)
- Alder Upgrade Cabinets With Concealed Hinges, Adjustable Shelves In Overheads White Lined Interior, Finished Overheads & Base Cabinets
- Bath Hardware Package Includes Light Over Mirror, Tissue & Towel Holder, Shower Rod & Bracket

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