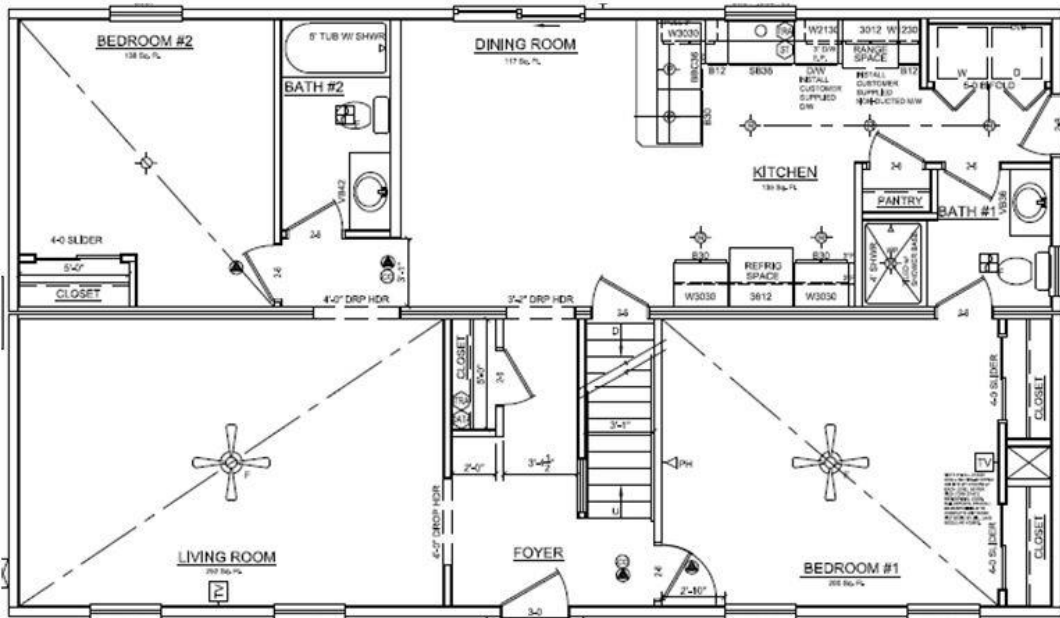


Bill Lake Huntington Cape

27'8" x 48' | 2 Bedroom, 2 Bath | 1,344 SF



Featuring:

- Deliver and Crane*
- 80# Roof Load
- (2) 8' Dormers - Includes Windows & Shutters
- Plywood Decking on 1st Floor IPO OSB
- Plywood Attic Decking IPO OSB
- Chase to Attic
- High-R Sheathing with Seams Taped
- R-21 Exterior Sidewalls
- R-49 Outside of Knee Walls and R-30 Inside
- Almond Facia and Soffit IPO White
- Composite Brick Mold for Front and Rear Doors
- 6' Almond Vinyl Sliding Glass Door IPO 1 Window
- Almond Windows IPO White
- Almond Facia and Soffit IPO White
- Hot Water Baseboard Registers
- Formica Countertops Shown in Display
However Cultured Marble Top Now Std.
- Bath Fan w/Timer & Fresh Air Intake per Code
- Gable End Windows in Attic
- Window in Master Bath
- Circuit & Duct for future Microwave IPO Range Hood
- Circuit for future Dishwasher IPO Base Cabinet
- Extra Recessed LED Can Light in Kitchen
- (2) Extra Recessed LED Can Lights Over Peninsula
- Recessed Water-Resistant Shower Light
- (2) Prep for Customer Installed Ceiling Fans
- Extra coach Light at the Front Door
- Bypass Closet Doors & Bi-folds as Shown in Display
- 4' Tile Shower in Master Bath
- Ceramic Tile Floor in the Foyer IPO Carpet
- Note: Merillat Classic Spring Valley Oak Cabinets Shown in Display
- Note: 36" Vanity IPO 30" in Master Bath
- Note: 42" Vanity IPO 30" in Main Bath
- *Within 50 Miles

SEE SALES SPECIALIST FOR PRICING

Bill Lake NEW SPECIFICATIONS-subject to change without notice**FLOOR SYSTEM 24' WIDE:**

~Perimeter/Marriage Frame 2"x 8"
Double
~Floor Joist 2"x8" 16" OC
~Solid Bridging 2"x8"
~Sub Floor 3/4" OSB Glued & Stapled

FLOOR SYSTEM 26' & 28' WIDE:

~Perimeter/Marriage Frame 2"x 10"
Double
~Floor Joist 2"x10" 16" OC
~Solid Bridging 2"x10"
~Sub Floor 3/4" OSB Glued & Stapled

FLOOR SYSTEM 30' & 32' WIDE:

~Perimeter/Marriage Frame 2"x12"
Double
~2"x12" Floor Joists 16" OC
~Solid Bridging 2"x10"
~Sub Floor 3/4" OSB Glued & Stapled

WALL CONSTRUCTION:

~Double Top Plates, Single Bottom Plate
~Exterior Wall 2"x6" 16" OC
~Colonial Down 2"x6" 16" OC
~OSB Sheeted Interior Marriage Wall
~Exterior Sheathing 7/16" OSB Glued,
Stapled Joints Caulked
~Air Infiltration Barrier
~Marriage Wall 2"x3" 16" OC or
2"x4"16" OC, plan dependent

ROOF CONSTRUCTION:

~Hinged Roof Truss 16" OC
Ranch & Colonial 5/12
Cape 12/12
~12" Eaves Front & Rear
~12" Gable End Overhangs
~15/32" OSB Roof Decking
~15 Lb. Felt Roof Paper
~30 Year CertainTeed Landmark
Architectural Roof Shingles
~Continuous Ridge Vent
~White Steel Drip Edge
~Ice & Water Shield
~Roof System Designed for Proper
Ventilation

SIDING:

~Double 4" CertainTeed Encore Wood
Grain Vinyl Siding
~6" Aluminum Ribbed Fascia
~12" White Vinyl Soffit

HEATING:

~Choice of Baseboard Hot Water Heat
Or Hot Air Diffusers with Boots

INTERIOR CONSTRUCTION:

~Double Top Plates, Single Bottom Plate
~2" x 4" 16" OC
~Visqueen Vapor Barrier Primer
~1/2" Sheetrock Walls
~Taped & Finished Primer Applied

CEILING:

~Smooth Ceilings
~8'-0" Ceilings
~5/8" Sheetrock Ceilings

INSULATION:

~R-38/R-49 Fiberglass Ceiling
~R-21 Fiberglass Wall

TRIM:

~Choice of: Painted Colonial 2-1/4"
Casing & 3-1/4" Baseboard Trim
or Stained Ranch 2-1/4" Casing &
3-1/4" Baseboard Trim
~White Primed HC 6 - Panel Doors
~Ventilated Wire Shelving

ELECTRICAL:

~Wired/National Electric Code
~40 Space, 200 AMP Service Panel
~Door Chimes at Front Door
~12-2 Wire Throughout
~AC/DC Smoke Detector
~Standard Light Package:
5 Recessed Lights: (4) in Living Room
and (1) Over Kitchen Sink;
Overhead, Flush Mount in Bedrooms;
Dining Room Chandelier
~4 Cable/Phone Jacks, any combination
~1 USB Receptacle, any location
~Arc fault & GFI Protection:
2 GFI at each Exterior Door
Kitchen & Baths per code

PLUMBING:

~PEX Supply & Schedule 40 PVC Drain
~Lines Stubbed To Basement
~Delta Chrome Faucet/Fixtures
~Washer/Dryer Hook Up, per plan

FLOOR COVERING:

~Congoleum Vinyl with 1/4" Ultra-ply
base in Kitchen, Dining, Baths, Laundry
~Shaw Shake It Up Carpet in Living
Room, Bedrooms, Halls & Closets
~5Lb. Carpet Pad Underlayment

BATHROOMS:

~Choice of Merillat Spring Valley Oak or
Fabuwood Quest Cabinets:
Both Cabinet Lines Feature Soft Close
Technology & Dovetail Drawers
~One-piece Fiberglass Tub/Shower, per
plan
~Mirror over Vanity
~Fresh Air Intake & Continuous 100CFM
Bath Fan w/Control (For Colonials, a 2nd
Fan is added) and a Passive Inlet Vent
~Cultured Marble Vanity Top with
Built-in Sink
~Mansfield White, Elongated Toilets

WINDOWS:

~Kasson & Keller White Vinyl Double
Hung Low E Thermopane (Argon Filled)
With Full Screens
~Air & Waterproof Flashing Tape/Flex
Wrap
~Interior Expansion Foam

EXTERIOR DOORS:

~ThermaTru 6-Panel Fiberglass Front
Door
~ThermaTru 9-Lite Fiberglass Rear or
Side Entry, per plan
~Kasson & Keller Sliding Glass Door, per
plan
~Air & Waterproof Flashing Tape/Flex
Wrap

KITCHEN:

~Choice of Merillat Spring Valley Oak or
Fabuwood Quest Cabinets:
Both Lines Feature Soft Close Technology
& Dovetail Drawers
~Choice of Granite or Quartz
Countertops, Level 1 with 4" Backsplash
(7 current selections)
~Optional Kitchen Island Avail., per plan
~Stainless Steel Under-Mount Single or
Double Basin Sink
~Exterior Venting Over Range Opening
~Range Prepped for Electric/Gas
Connections
~Delta Single Handle Faucet in Chrome
~12" OC Floor Framing in Kitchen Area Only

ENGINEERING:

~Roof System Designed for Snow Load,
per location
~250 Point Quality Control Checklist
~Third Party PFS Inspection Certified
~Wood Products are Moisture Tested Not
to Exceed 19% Moisture Content
*(Note: Included Features Shown Are For Plans
Excluding the Joshua Series Plans)*