

# TIMBERWOOD STANDARD LIVING FEATURES

## **EXTERIOR**

LP Smart Panel exterior siding  
6" top & bottom trim on front door side windows  
4" trim remaining windows  
18' dormer w/columns & accent paint - per plan  
6" eaves around home 28' wides  
10" eaves around home 30' wides  
Foundation ready

## **INTERIOR / FINISH WALLS**

15 oz. Carpet  
7/16" – 7# Carpet pad  
Factory installed carpet and carpet pad  
Vinyl flooring in wet areas & per plan  
Textured (orange peel) ceiling matched paint to room  
Tape & texture walls though-out w/rounded corners  
Custom interior paint colors per plan  
Closets & Pantries painted drywall & molding  
2 ¼ baseboard T/O  
4' wide accented ceiling w/2 can lights in dining room  
Wire closet & pantry shelves  
White window trim & window sills – no T&T  
Entry lino

## **DOORS & WINDOWS**

36" In-swing front door w/deadbolt  
32" In-swing rear door w/deadbolt  
Vinyl clad thermo-pane windows with Low "E"  
Mini blinds are optional  
Craftsman style white interior doors  
Residential style mortise door hinges (3)  
2 ¼" door trim w/1" flat back of closet doors  
Floor mount door stops  
12" wood box valances in: L/R, F/R, D/R, M/Bed, KIT

## **KITCHEN**

18 cu. ft. stainless steel Whirlpool frost free refrigerator  
30" stainless steel Whirlpool free standing electric range,  
w/clock, window & timer  
7" Double cell stainless steel sink  
Dual handle chrome faucet  
Bank of drawers w/1 small drawer & 2 large drawers  
Laminate backsplash

## **MASTER BATH**

72" Walk-in ceramic tile shower  
China sinks w/dual handle faucets  
Single lever tub/shower diverter  
Exhaust fan  
Framed bathroom mirrors  
36" height lavy cabinet  
LED can lights above sinks  
Towel bar & tissue holder  
Laminate backsplash

## **GUEST BATH**

1 piece tub/shower or oval tub/shower per print  
China sink w/dual handle faucets  
Single lever tub/shower diverter  
Exhaust fan  
Framed bathroom mirror  
36" height lavy cabinet  
Towel bar and tissue holder  
Laminate backsplash

## **CABINETRY**

Hardwood cabinet doors and face frames  
Doors & drawers with knobs  
42" overhead kitchen cabinets including 12" shadow  
box top in kitchen  
Crown molding is standard on kitchen cabinets  
Range hood canopy w/fan above range  
Shelf above washer / dryer is optional  
Double shelves above refrigerator  
Overhead cabinets w/adjustable shelves  
Bath cabinets are furniture style w/cubby below doors  
Metal side mount drawer guides  
Wood ply drawer sides

## **ELECTRIC & PLUMBING**

200 Amp all electric service (gas optional)  
Master water shut-off valve  
Shut-off valve on toilets  
30 gallon electric water heater  
Electric furnace  
LED can lights T/O  
GFI patio plug near rear door  
Black upgrade porch light front door  
White porch light back door  
Wire & brace for ceiling fan living room/family room

## **STRUCTURAL**

1 Year structural warranty (see warranty  
manual for complete details)  
30 lb. Roof load  
8'-6" flat ceilings  
2" x 6" Exterior walls 16" o.c.  
19/32" T&G OSB floor decking  
2" x 6" – 16" o.c. floor joist  
2" x 8" – 16" o.c. floor joist on 30' wides  
3:12 Roof pitch  
Class A fire rated limited lifetime architectural shingles  
Removable hitches  
Zone III Thermal Specifications: R-21 roof, R-21 walls,  
R-11 floor

- Den, Family Room (F/R), Activity room, Bonus room are all similar spaces and any standard feature for a series that mentions one also applies to all.

Specifications Subject to Change Without Notice or Obligation