

MINI MANSION STANDARDS

FLOOR AND PORCH –

- FLOOR JOISTS: 2 x 8 JOISTS 16" O.C.
- R-11 FLOOR INSULATION
- 8' PORCH w/ ROOF AND REBAR RAILING
- BRACE FOR PORCH SWING
- LINO T/O

PLUMBING:

- 50 GALLON WATER HEATER
- PLUMB FOR ICEMAKER
- WHOLE HOUSE SHUT-OFF VALVE
- 1 EXTERIOR FAUCET AT UTILITY ROOM LOCATION

ELECTRICAL:

- UPFLOW AIR (VENTS IN CEILING)
- A/C DISCONNECT INCLUDED w/ 40 AMP BREAKER
- PROGRAMABLE THERMOSTAT
- USB OUTLET (1 OUTLET, 2 USB) IN KITCHEN
- ONE EXTERIOR GFI OUTLET
- FANS INCLUDED IN LIVING ROOM AND MASTER BEDROOM
- DOUBLE SWITCH ON PORCH
- LED CAN LIGHTS ON PORCH (2)

EXTERIOR WALLS:

- 8' SIDEWALLS w/VAULTED CEILINGS
- 2X4 WALLS w/ R-11 INSULATION

EXTERIOR DOORS:

- 38X82 O.D. FULL GLASS DOOR w/BLINDS
- 38X82 O.D. FULL GLASS DOOR w/ BLINDS AND STORM (REAR DOOR)

WINDOWS:

- WHITE THERMAL PANE LOW-E WINDOWS T/O
- 36X75 FUNCTIONING WINDOW IN DINING ROOM

INTERIOR WALLS AND DOORS:

- T&T WALLS T/O w/ SQUARED CORNERS

- PANELIZED CORVADO DOORS T/O

CABINETS:

- SHAKER PANEL
- CABINET OVER FRIDGE
- ADJUSTABLE SHELVES IN ALL OH CABS
- 2 DOOR LINEN OVER COMMODE

APPLIANCES:

- 25. CU. FT. SIDE BY SIDE REFRIGERATOR
- RANGE: 30" GLASSTOP + SELF CLEANING
- MICROWAVE ABOVE THE RANGE
- DISHWASHER STANDARD

KITCHEN OPTIONS:

- 8" STAINLESS STEEL SINK w/SINGLE PULL-OUT
- LAMINATE WITH CRESCENT EDGE COUNTERTOPS
- 5 ROW MOSAIC B. SPLASH
- FULL MOSAIC B. SPLASH ABOVE RANGE

MASTER BATH OPTIONS:

- 36" TALL LAVYS – SINGLE CHINA SINK
- 60" CERAMIC TILE SHOWER
- LAMINATE WITH CRESCENT EDGE COUNTERTOPS w/ BANJO TOP OVER TOILET
- MOSAIC TILE
- MIRRORS TRIMMED

CEILING – ROOF – EXTERIOR

- ENGINEERED RAFTER
- 6/12 PITCH ROOF
- ROOF INSULATION R-30
- METAL 26GA. PANE ROOF
- BOARD AND BATT T/O w/LAP ON DORMER ONLY
- 6" EXTERIOR WINDOW TRIM

INTERIOR TRIM AND MOLDING:

- COVE, BASEBOARDS, DOOR AND WINDOW TRIM LARGE TRIM

INTERIOR DÉCOR:

- 2" FAUX WOOD BLINDS
- PANEL BOX PICTURE FRAME COVER