

: House Description: • Exterior Dimensions-26' x 64' • Structural- Floor system consists of 2x10 yellow pine floor joists spaced 16" O.C., 3/4" tongue and groove Advantech subfloor screwed and glued (lifetime warranty). Walls are framed 16" O.C. with 2x4 spruce lumber. Exterior walls are sheeted with 1/2 OSB and covered with Tyvek house wrap. Roof system is framed with pre-engineered truss placed 16" O.C. (not typical 24" O.C.) Roof is sheeted with 1/2 " OSB and covered with Rex Synthetic paper (top of the line). • Exterior Finish- Vertical board and batten vinyl siding accented with rot free pvc board. Cornice consists of beaded vinyl soffit. Exterior fascia is wrapped with pvc coated aluminum trim coil. Composite decking on the front porch. Tamko 30-year architectural shingles are installed on the roof. • Windows- Atrium Vinyl Windows. Windows are single hung, double pane low E glass. All windows meet egress code. • Doors-Exterior Doors are Jenkins Millwork fiberglass units. (Not typical steel doors) Glass in doors is also double pane low E glass. Interior Amenities: • ½" drywall • Walls have 1 coat of primer and two coats of paint. • Wooden baseboard, window casing, crown molding and chair rail. All have 1 coat of primer and two coats of paint. • All interior doors are Jenkins Millwork hollow core six panel units. . All have 1 coat of primer and two coats of paint. • Custom built and finished kitchen cabinets and vanities with shaker style doors. All cabinets have 1 coat of Kem-Aqua primer and two coats of Kem-Aqua paint. Cabinets were sprayed using a fine finish sprayer. • Granite countertops and backsplash are installed. • Brushed nickel cabinet hardware. • All receptacles and fixtures are installed throughout including Hunter ceiling fans. • All plumbing fixtures are installed throughout. (Delta brand fixtures) • R-30 insulation in the ceiling and r-13 in the walls. Interior bedroom and bathroom walls are also insulated for soundproofing. • Open floorplan with guest bedrooms on one end and Master suite on the opposite. • Master suite consists of his and hers closet, bathroom with garden tub and stand up shower, toilet room is separate. Double vanity with granite top. • Each habitable room has a receptacle placed for wall mounted tv. • Hard wired smoke detectors throughout with 2 being smoke/ carbon monoxide detectors. • All stainless kitchen appliances installed including side by side refrigerator, range, dishwasher, and Microwave range hood combo. All inspections have been performed to this point. House is ready for water and sewer hook up, power hook up, HVAC installation, and flooring.  
Manufacturer: Custom Build, MTC Construction Program  
Model/Year #: Construction Completed in 2023