

## FLOORS AND WIND ZONE

- All Homes Built to 100 MPH Wind Zone (Optional Higher Wind Zones Available)
- Premium 2 X 8 Framer Series Floor Joists, 16" On Center with Solid Block Bridging (26'-0" Wides with 12'-11" Modules)
- R-19 Floor Insulation with Bottom Netting
- Factory Built Porch Areas Include Pressure Treated Floor Joists and 5/4" Pressure Treated Decking (Select Models Only)
- Factory Built Porch Areas Include 6"x6" Fluted Porch Columns and All Vinyl Straight Railings (Where Shown on Plans)
- Floor Joists Dadoed with Ledger Rails on Both Sides of All Floors
- 5/8" Tongue and Groove OSB Floor Decking, Glued and Nailed
- FHA Approved Carpeting with 6 Lb Rebond Pad and Tack Strip in Living Room, Bedrooms, Hallways and Dining Area
- 16" X 16" Premium Vinyl Flooring Tiles in Kitchen, Bathrooms, Utility and Foyer Areas

## EXTERIOR AND MARRIAGE WALLS

- 2 x 6 Exterior Walls, 16" On Center
- R-19 Exterior Wall Insulation
- 7/16" OSB Exterior Wall Sheathing
- Double 4 Exposure, Dutch Lap Vinyl Siding with Matching Color or White Corner Posts
- Colonial Panel Style Vinyl Shutters for Front Elevation of Home
- 2 x 3 Marriage Walls with Full 7/16" OSB Sheathing
- TYVEK Full House Wrap (Air Infiltration Barrier)

## EXTERIOR DOORS AND WINDOWS

- 3/0 Insulated "Smooth Skin" Fiberglass "Sunburst" Glass Style Front Door
- Brushed Nickel Knob Hardware and Deadbolt at Front and Rear Doors
- 2/8 Insulated "Smooth Skin" Fiberglass "9-Lite" Style Rear Door
- All Vinyl, Single Hung, Thermopane "Low-E" Windows with Grills and Screens

## INTERIOR WALLS AND CEILINGS

- 2 x 4 Interior Partitions, 24" On Center (16" OC Option Available)
- 8' Flat Ceilings Throughout with Smooth Finished 5/8" Drywall (9' Ceiling with 36" Kitchen Wall Cabinets Option Available)
- Smooth Finished, 1/2" Drywall, Glued and Screw Fastened on All Interior Walls
- Bonus Ranch Models Include Stairs with Railings to Unfinished Bonus Areas and Top of Stair Close Off Package
- All Drywall Finished with "CBS White" Primer Paint

## ROOF SYSTEMS

- R-30 Fiberglass Batt Ceiling Insulation (Optional R-38 Ceiling Insulation Required by Some States and Counties)
- 5/12, 7/12, 8/12 and 10/12 Pitch Roof Trusses, 24" On Center (Roof Pitches Vary by Model)  
(Some Models Have Optional Roof Pitches Available)
- Standard 8/12 and 10/12 Roof Pitch Bonus Ranch Models Include 3/4" OSB Bonus Area Attic Decking
- 12" Front and Rear Fixed Overhangs and 12" Gable End Overhangs on All Models
- 7/16" OSB Roof Sheathing with "H" Clips on All Models
- 25 Year, 3-Tab Shingles (Optional 30 Year Architectural Shingles Available)
- Shingle-Over Ridge Vent on All Models

### NOTES ON ROOF SYSTEMS:

- Materials for Valley Assemblies are Shipped Loose for On-site Built "Crickets"
- Bonus Ranch Models Include Upper Gable Windows as Shown on Second Floor Unfinished Layouts

## INTERIOR DOORS AND MOULDINGS

- White 6-Panel Masonite Interior Doors with Brushed Nickel Knob Hardware (Privacy Locksets at Baths and Bedrooms)
- White Colonial Molding Package (5-1/4" Base Molding and 2-1/4" Casing)
- "Picture Frame" Style Window Trim
- Marriage Wall Openings Framed for Site Applied Drywall

## KITCHEN

- Merillat "Essentials" Flat Panel Oak Kitchen Cabinetry (2 Available Colors) (Upgrade Kitchen Cabinet Options Available)
- Wall Cabinet Crown Moulding
- Decorative Antique Brushed Nickel Knob Pulls on Kitchen Cabinetry (Doors and Drawers)
- Double Bowl Stainless Steel Sink with Chrome Single Lever Faucet and Sprayer
- Self Edge Laminated (Square Edge) Countertops with Laminate Backsplash
- Recirculating, Filtered Range Hood with Light (White - Non-vented)
- GE 30" Freestanding Electric Smooth-top Range (Model #JBP66M) Choice of White or Black
- GE 22 Cubic Foot Side by Side Refrigerator with Water/Ice Thru Door (Model #GSH22JFX) Choice of White or Black
- GE Dishwasher (Model #GLD5600R) Choice of White or Black
- Four Recessed Can Lights in Each Kitchen (One Over Kitchen Sink and Three in Ceiling of Kitchen)

## BATHS

- Merillat Essentials Flat Panel Oak Bath Cabinetry (2 Available Colors) (Upgrade Bath Cabinet Options Available)
- Decorative Antique Brushed Nickel Knob Pulls on Bath Cabinetry
- Self Edge Laminated (Square Edge) Vanity Tops with Drop in Bowls and Chrome Single Lever Faucets
- Beveled Edge Wall Mounted Mirror with Separate Brushed Nickel Strip Light over Each Bowl
- One Piece Tub / Shower Units with Chrome Single Lever Shower Mixer (Heat Diverter)
- One Piece 48" Shower Units Include 48" x 65" Chrome Shower Door
- Elongated Style Toilets
- 100 CFM Exhaust Fan Switched Separately in Each Bathroom
- ( 1 ) Waterproof Recessed Can Light Over Each Tub and Shower Fixture  
(Recessed Lights May Not Be Centered on Fixtures Due to Bottom Cord of Trusses)

## ELECTRICAL SYSTEMS

- 200 Amp Main Service Panel (40/40)  
(Optional Whole House Surge Protection Available)
- Standard 14/2 Wiring (Where Applicable)
- AC/DC Smoke Detectors as Required by Code
- Brushed Nickel Bedroom Ceiling Lights Mounted w/ Reinforced Box and Single Switch
- Exterior Light at Each Entry Door
- Two Exterior GFI Receptacles
- Electric Range Receptacle
- Electric Dryer Receptacle
- Door Chime at Front Door (Rear and Side Door Options Available)

## HEATING AND PLUMBING SYSTEMS

- White (Floor-Mount) Adjustable Damper Registers Installed with Boots for On-Site Installed HVAC
- 40 Gallon Electric Water Heater with Overflow Pan (When W/H is Installed)
- Two Exterior Frost Free Faucets
- Individual Shut Off Valves at Toilets and Sinks
- PEX Supply Lines Interconnected in Floor
- PVC DWV Stubbed Through Floor
- Bonus Ranch Models Include Future Plumbing and Electrical Conduits to Second Floor Bonus Area
- Washer Plumb-box with Shut-offs

## WARRANTY

- One Year Limited Product Warranty -- Ten Year Major Structural Defect Protection
- Two Years on Portions of Heating and Electrical Systems
- Ten Year Warranty is Issued Through 2-10 Warranty Corporation

*Champion Home Builders, Inc. may, at its sole discretion, change any specifications, materials, or design which are required by the availability of materials, vendor availability, or any other reason provided such changes in specifications are of equal quality and do not affect the structural integrity of the home.*