

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
Black roof vents

INTERIOR / FINISH WALLS

15 oz. Carpet
7/16" - 6# Carpet pad
Factory installed carpet and carpet pad
Vinyl flooring in wet areas & per plan
White textured ceilings (orange peel)
Tape & texture walls though-out w/rounded corners
Custom interior paint colors per plan
Closets painted drywall & molding
Pantries painted drywall & molding
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" Steel in-swing front door w/deadbolt
32" Steel in-swing rear door w/deadbolt
Vinyl clad thermo-pane windows with Low "E"
Mini blinds are optional
2-Panel white interior doors
Residential style mortise door hinges (3)
2 1/4" door trim w/1" flat back of closet doors
Floor mount door stops
12" wood box valances w/black beadboard accent in:
L/R, F/R, D/R, M/Bed, KIT

KITCHEN

18 cu. ft. Black Whirlpool frost free refrigerator
30" Black 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" Baymont walk in tile shower
Acrylic sink w/dual handle faucets
Single lever tub/shower diverter
Exhaust fan
Framed bathroom mirrors
36" height lavy cabinet
3-bulb cosmetic light centered
Towel bar & tissue holder
Laminate backsplash

GUEST BATH

60" 3 pc. ABS tub/shower
(60" oval 1 pc. tub/shower in TW 28683M only)
Plastic sink w/dual handle faucets
Single lever tub/shower diverter
Exhaust fan
Framed bathroom mirror
24" x 42" Mirror
36" height lavy cabinet
8" 2-bulb ceiling light
Towel bar and tissue holder
Laminate backsplash

CABINETRY

Coffee Cherry MDF face frame
Coffee Cherry MDF raised panel cabinet doors
Doors w/knobs & drawers w/clam shell pulls
42" overhead kitchen cabinets
12" shadow box top w/black beadboard in kitchen
Crown molding is standard in kitchen
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
Bedroom ceiling lights
LED can lights standard in kitchen
LED can lights in dining room
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 "wall to wall" warranty
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" - 19.2" o.c. floor joist (2" x 8" on 30' wides)
3:12 Roof pitch
Class A fire rated 30 year 3-Tab shingles
Removable hitches
Zone III Thermal Specifications: R-21 roof, R-21 walls,
R-11 floor

Specifications Subject to Change Without Notice or Obligation