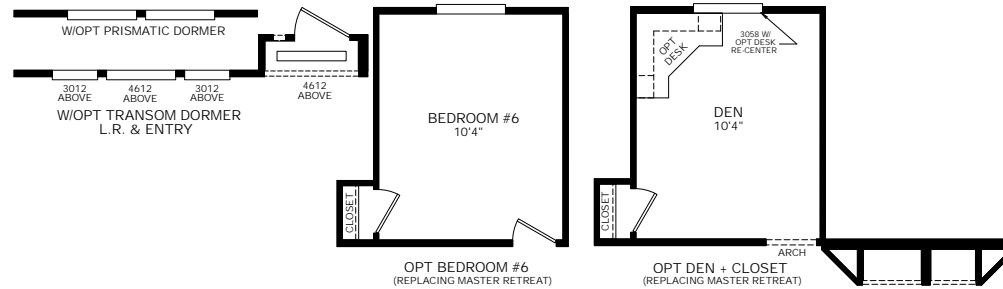


**MODEL: PH40765A**  
APPROXIMATELY 2480 SQ. FT.  
5 BEDROOM, 3 BATH



# PH Standard Features



## Construction Features

- Solid I-Beam Frame Construction With Corrosion Resistant Undercoating
- Drain System Below Steel Frame For Easy Access
- Vapor Barrier Between Frame System and Subfloor
- Sealed Floor Duct System and Water Lines, Installed Inside R-22 Rated Fiberglass
- Blanket Insulation Under Subfloor
- 5/8 Inch OSB Floor Decking
- 2" x 6" Subfloor Construction With Joists Spaced 16" On Center
- Shut-Off Valves On All Water Fixtures
- 2" x 4" Exterior Wall Construction With Studs Spaced 16" On Center and R-11 Rated Sidewall Insulation
- 30 PSF Roof Load
- 93" Exterior Sidewall Height
- 200 Amp Electric Service With Copper Wiring and Interior Panel Box
- Forced Air Gas Furnace and Air Exchange System
- 50 Gallon Electric Water Heater
- Engineered Roof Trusses and Laminated Plywood Centerline Beam
- R-30 Rated Blown Roof Insulation
- OSB or Plywood Roof Decking
- Architectural Residential Rated Shingles

## Exterior Features

- Cement Vertical Siding With Hand-Painted Finish
- "Fat" Trim Throughout Home
- Accent Columns On Front Side
- Two-Color Exterior Design Available In Several Color Combinations
- Low-E White Vinyl Framed Dual-Paned Windows With Locks
- Squared Recessed Entry w/Block Sidelight Window (Most Homes – See Brochure)
- Residential Insulated Front Door With Colonial Window & Deadbolt
- Residential 9 Lite Rear Door With Deadbolt
- Exterior Lights At Front and Rear Doors
- Roof Eaves On All Sides (Per Plan-Not Standard On Offset Sections)
- Exterior GFCI Electric Outlet

## Interior Features

- Linoleum Hard-Surface Floor Covering, Including Entryway
- FHA Approved Carpet and Pad Available In Many Colors
- Vaulted Ceilings Throughout Entire Home With Knockdown Textured Finish
- Taped and Textured Interior Walls Throughout Home
- Semi-Gloss or Flat Interior Paint

- 2 Panel "Camden" Interior Passage Doors, Mortised With 150 lb. Hinges and Lever Handles
- 5/8" Thick Interior Door Jambs With Profiled Door Casing
- Tape & Texture Entertainment Centers and/or Niches (Most Homes – See Brochure)
- Rounded Window Corners
- Drapery Valances With Aluminum Mini Blinds
- Wood Closet Shelving and Poles In Wardrobes and Closets
- Decorator Style Electrical Receptacles and Silent Rocker Switches
- 5 Can Lights In Kitchen
- Dining Room Chandelier, Bedroom Ceiling Lights and Bath Vanity Lights
- Ceiling Fan Ready In Living Room, Master Bedroom, and Family Room (if applicable)

## Kitchen, Bath & Bonus Room Features

- Modular Cabinet Construction With 3/4" Thick, Bored and Screwed Face Frames
- 39" Tall Overhead Cabinets With Finished Interiors and Adjustable Shelves In Kitchen
- Upgrade Cabinet Crown Molding on Kitchen Overhead Cabinets
- Hardwood Cabinet Doors With Concealed, Adjustable Hinges
- 5 Can Lights in Kitchen
- Drawer over Door Cabinet Construction in Kitchen with Steel Drawer Guides
- High-Pressure Laminate Countertops, Available In Several Colors
- 4" Ceramic Tile Backsplashes On Kitchen Countertops and Bath Vanities
- 2" Tile or Crescent Edging On Kitchen Countertops and Bath Vanities
- 6" Marble Window Sill in Kitchen
- Stainless Steel or Deep White Composite Kitchen Sink
- Stain Nickel Single Lever Faucet in Kitchen
- 16 Cubic Foot Double-Door, Frost-Free Refrigerator
- 30" Free-Standing Gas Range
- Utility Overhead Shelf Over Washer and Dryer Area In Bonus Room
- Exhaust Fans In Baths
- Tape & Texture Platform Corner Tub and Separate Fiberglass Shower w/ Glass Door In Master Bath (As Shown On Brochure)
- Single Lever Faucets on Bath Lavies, Tubs and Showers (N/A on Corner Tub)
- Marble Bath Sinks
- 36" High Master Bath Lavy
- One-Piece Fiberglass Tub/Shower In Main Bath(s)
- Elongated Water Saver Commodes
- Medicine Cabinets, Towel Bars and Tissue Holders In Baths

## Popular Options

- 2 x 6 Exterior Walls With R-19 Insulation
- Upgrade Roof Insulation to R-40
- Roof Dormer and Upgraded Siding
- Oil Rubbed Bronze Package Décor Package
- Upgrade Ceiling Cove, Baseboard and Door Molding Package
- Gas or Wood Burning Fireplaces
- Upgrade Carpet In Several Styles and Colors
- Premium Refrigerators, Ranges and Cooktops
- Dishwasher and "Space-Saver" Microwave
- Ceiling Fans and Upgrade Lighting
- Skylights In Kitchen and Baths

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