

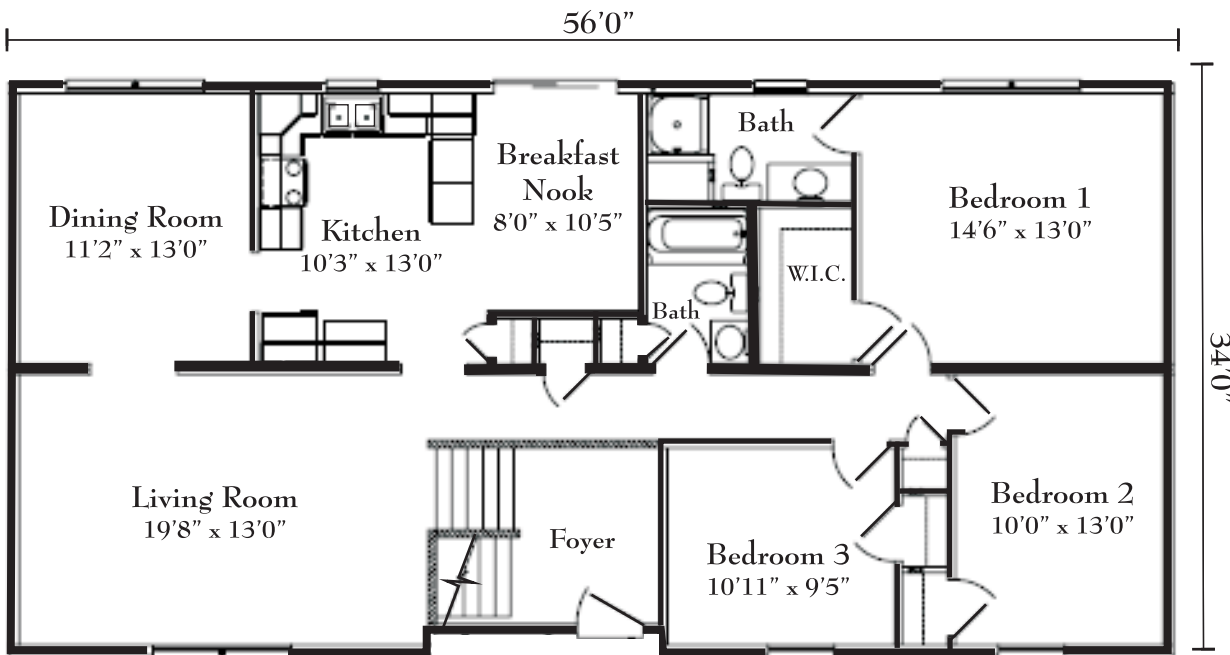
The Grandview

3 Bedrooms - 1 3/4 Baths
Size: 27'6" x 56'0" - 1,529 sq. ft.

AvisAmerica's Classic Home Collection



Renderings are for illustration purposes only and may include upgrade options.



Cozy and inviting best describe the Grandview. A breakfast bar and nook area in the kitchen are great for after school snacks or cookie & pie baking. The expansive living and dining areas allow for fine entertaining and comfortable evenings spent with friends and family. The master bedroom presents a large walk-in-closet. The secondary bedrooms are perfect for children or weekend guests and share a full hall bath.



Classic Collection

Raised Ranch Specifications

Floor Systems

- Double 2 X 8 perimeters glued and nailed under load bearing walls with 16" OC 2 X 8 floor joists and wood bridging: (24 wide).
- Double 2 X 10 perimeters glued and nailed under load bearing walls with 16" OC 2 X 10 floor joists and wood bridging: (26, 27-6, 31-6 wide).
- ¾" Tongue and groove OSB sub-floor glued and nailed.

Walls

- 2 X 6 - 24" OC exterior wall construction with R-19 fiberglass insulation.
- 2 X 4 - 24" OC interior partition walls (not available in high wind zones, 120 mph and over)
- 2 X 3 marriage wall 16" OC.
- 7/16" OSB exterior wall sheathing.
- 1/2" Drywall interior finished with flat white latex primer.
- Standard 90 MPH wind zone

Roof & Ceiling

- 7/12 STD truss roof, 24" OC
- 1/2" OSB roof sheathing with H-clips
- Underlayment with self-sealing 30 year warranty architectural shingles.
- Rubberized ice and water shield will be installed per code at a minimum of 24" from the plane of the inside surface of exterior wall.
- R-30 Fiberglass ceiling insulation.
- 5/8" Drywall finished ceiling with fully taped and finished drywall joints, including wall-ceiling joint, with smooth finish.
- 8' ceiling height
- Shingle over rolled ridge vent.
- 10" Eave overhangs with 6" aluminum fascia and vinyl vented soffit - (24 wide are fixed eaves / 26, 27-6, and 31-6 wide are folding eaves).
- 1 1/2" Gable overhangs with 6" aluminum fascia.

Interior

- 25 ounce FHA Approved carpet floor covering with 6# Rebond pad.
- Resilient sheet vinyl floor covering in kitchen, baths, and foyer.
- Carpet, pad, and vinyl flooring shipped loose for on-site foyer installation (stair and landing package is optional).
- Interior white colonial six panel hollow core doors with matching colonial moldings painted white.
- Brass privacy locksets on doors to baths and bedrooms.
- Door stops.

- Vented closet shelves with integral clothes bar. Pantry closets will include four 20" deep shelves spaced 16" apart. Linen closets will include four 12" shelves spaced 16" apart. All other closets include one 12" shelf, 66" off subfloor.
- Casing – 2 ¼" white colonial.
- Baseboard – 3 ¼" white colonial.
- Wood jambs and colonial moldings at all openings including bi-fold and bypass door openings.
- The STD window header height is 82" above the subfloor.
- Stair railings are not included.

Exterior

- Fiberglass insulated 6 panel front and 9-lite rear door or Vinyl insulated patio door in rear (floor plan dictates).
- White vinyl tilt sash single hung windows with stools, and screens (Low E specs). Sizes per plan.
- Clearance between any window involving shutters (optional), STD exterior light fixtures, and any door will be 27". (add 8" for 5" pilaster and 6" crosshead)
- 4/4 Vinyl siding over 7/16" OSB exterior wall sheathing. Corner posts, same color as siding, white J-channel and undersill. If terratone windows, J-channel will match siding (Soffit, fascia, and other trim will be white unless upgraded colors are selected as options)
- Exterior porch lights in polished brass.
- Front and rear door chimes (2 locations).
- Material for cantilever (16") supplied and shipped loose by AvisAmerica for site installation by builder. (materials for optioned cantilever areas will be included and shipped loose for site installation by builder, i.e. cantilever fireplaces and chases, cantilever modules, & walk out bays if requested cantilevered).

Plumbing

- Washerless faucets.
- Copper fresh water supply lines stubbed through floor. No lead solder.
- Shut-off valves on each fixture.
- Schedule 40 PVC drain, waste, and vent system.
- 2" future vent for all basement models.
- Washer/dryer hook-ups in all standard laundry rooms.
- Floor access for on-site plumbing.

Electrical

- 200 AMP main service panel box with full profile breakers.
- Two exterior weatherproof receptacles with ground fault interrupter (front and rear).

- GFI protection on receptacles at kitchen and bath sink(s).
- AC/DC smoke detectors, ceiling mounted - one per floor, one each bedroom and coil wire for attic and basement.
- Ceiling lights in kitchen, dining room, bath, hall, foyer, walk-in closets, stairwells and washer/dryer area.
- Four-way switch for foyer area.
- Three-way switch and box shipped loose and wire coiled for on-site basement light (by builder).
- Attic light switched.
- White toggle style switches and standard outlets installed throughout.
- 220V Range outlet wired to panel box.
- Foam gaskets under receptacles and switches on exterior walls
- 1 CO² Detector per home
- NEC Arc fault protection in bedroom locations

Heating

- Electric baseboard heat with individual wall mounted thermostats in each room - 90 degrees max (except 75 degrees in NY per code) or hot water baseboard heating elements with 18-8 thermostat wire (1 per floor). Boiler for hot water baseboard supplied by builder.
- (2) 2' Electric heat element for landing or (2) 3' hot water baseboard (shipped loose).

Kitchen

- Merillat kitchen cabinets with black toe kick – Essentials with adjustable doors - KCMA approved.
- Square edge laminate countertop with backsplash.
- Painted, vented (when possible) range hood with light and fan.
- 8" Double bowl stainless steel sink with single lever faucet and spray.
- Surface mounted light above sink.

Bath

- 60" One-piece fiberglass tub/shower combination.
- One-piece fiberglass showers (floor plan dictates).
- Single lever anti-scald valves at tubs and showers.
- Elongated 1.6 gallon low flow water closet.
- Vanity cabinets to match kitchen cabinets.
- Cultured marble top with oval bowl with dual control faucet.
- Recessed medicine cabinet with light bar, installed with the bottom of the rough opening 53" from the floor.
- Combination fan/light ventilation unit.
- Towel bar and toilet paper holder.