

standard features

- 2x6 Exterior walls 16" on center
Sturdy and delivers greater strength, allows for greater insulation values - thicker walls reduce outside noise
- 2x4 interior wall studs throughout home
Keeps walls straight and is less likely to twist - more resistant to noise transmission
- 7/16" OSB roof sheathing
- 2x8 Transverse floor joists on 16" center
Reduces floor crowning and provides outstanding strength
- 16" front overhang
- 3/4" CRESDEK floor decking
Easily supports 200 pounds per square inch with no weakening or damage - Unlike plywood, no voids or weak spots is less likely to puncture from furniture and appliance legs - 8" wide by full floor width offers fewer joints
- 15lb. Roofing felt
Applied between the shingles and the roof sheathing - More durable than competitors Ply-Dry paper to protect the roof against water
- R-38 ceiling insulation, R-19 walls, R-11 floor
Keeps you warm in winter and cool in summer
- Vinyl frame dual glazed low-E glass windows with screens
Vinyl frames considerably reduce the transfer of heat, cold, and condensation; will not rot, rust, chip or peel - Dual pane, insulated Low-E high performance glass to lower your energy costs
- 40 Gallon gas water heater
- 36" 6-Panel fiberglass front entry door with deadbolt
Insulated door with deadbolt for safety - fiberglass won't dent and never requires painting
- 32" 9-Lite fiberglass rear entry door with deadbolt
The window lets in natural light to your utility room while the deadbolt provides safety
- Exterior GFI receptacle
- Fiber cement vertical siding
Won't rot, termite proof, and fire resistant
- House wrap moisture and wind barrier
Protects against water intrusion and air infiltration from the outside
- Moisture resistant purple XP gypsum sheetrock in wet areas
XP purple sheetrock provides extra protection against mold and mildew in wet areas
- Exterior hose bib
- Rough sawn wood trim around all windows & doors
Real wood provides greater depth and dimension
- 2x8 rough sawn wood eave fascia
Rigid wood provides a straight eave line and is strong enough to hold rain gutters
- 10" or 12" heavy rolled I beam steel frame
- FLEXPEX plumbing with FLAIR IT fittings
Has been tested to withstand freezing down to -95° below 0° with no ill effects - minerals won't fuse to it
- Laminated Veneer Lumber (LVL) heavy duty ridge beam
Offers exceptional strength and stability which allows greater spans and open floor plans
- Earthquake strapped water heater
- 30 Year Architectural shingles
Long lasting and great looking protection from the elements

- Textured and painted interior walls
- 1/2" sheetrock walls glued and fastened to studs
- Interior electrical panel box
- 3/4" Pine door jambs throughout
Pine is strong and built to last
- Pre-hung interior passage doors with three hinges and striker plate
Pre-hung doors are square and three hinges make sure it stays that way - the hinges and striker plate are recessed into the jamb and the door
- Designer brushed nickel lever door handles
- 2 1/4" painted enamel door casings
Decorative door casings have an upscale look with easy to clean enamel paint
- 3 1/4" Baseboard molding throughout
Protects walls while sweeping and vacuuming
- 2" white window blinds
Attractive looking blinds provide privacy and won't kink
- 7/16" 6 lb rebound carpet pad
- Wood cornice boxes over windows
Custom made boxes enrich the interior appearance
- Picture frame interior windows
Traditional custom look is easy to clean
- Rounded wall corners
- Plumb for washer and wire for dryer with overhead utility shelf
- Vented passage door conceals the furnace
Reduces blower noise and provides a finishing touch in your utility room
- Designer brushed nickel lighting with a chandelier in the dining room
- Programmable thermostat
Helps to reduce utility bills
- 90% High efficient furnace
Makes very little noise and will save you money on your utility bills

- Solid surface countertop with backsplash and self-edge
Color all the way through, easy to clean, repairable, no seams or loose tile edges, and will not delaminate
- China sinks
- Undermount fiberglass tub with molded arm rests
Comfortable and relaxing tub that is easy to get into and has a sleek appearance
- Chrome metal faucets with brass bodies
- 36" high master bath sink cabinet
Less bending over to reach the sink and thus easier on your back
- 1 piece 60" fiberglass tub/shower guest bath
- Elongated porcelain toilets with 2" fully glazed trap ways
Problem free toilets with a smooth passage way, reduces blocking and snags
- Shut off valves throughout
- Wood cornice box above tub/shower
- Bank of drawers in the master bathroom
Convenient storage space
- Medicine cabinets in both bathrooms
- Bath exhaust fans

- Solid surface countertops with backsplash and self-edge
Color all the way through, easy to clean, repairable, no seams or loose tile edges
- Hardwood raised panel cabinet doors and cabinets throughout with hidden hinges
Beautiful real wood cabinetry and doors, not only look great but are durable as well
- Cast acrylic sink with single lever faucet
- Finished white lined cabinet interiors with adjustable overhead shelves
- G.E. appliances including 18 cu. ft. frost free refrigerator with icemaker and 30" free standing gas range
- Bank of drawers

- 1 and 10 year limited warranty
An unmatched warranty designed to build a relationship of confidence with every Karsten homeowner

Karsten
HOMES
Sacramento, CA



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