

STANDARD FEATURES

CONSTRUCTION AND EXTERIOR

- **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**
- **2x6 Transverse floor joists on 16" center**
Reduces floor crowning and provide outstanding strength
- **16" front overhang**
- **¾" CRESDEK floor decking**
Thick floors provide a solid foundation and hold more weight
- **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-22 ceiling insulation, R-11 walls, R-11 floor**
- **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 dead bolt**
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 sheet rock in wet areas**
XP purple sheetrock provides extra protection against mold and mildew in wet areas
- **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
- **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 plan
- **Earthquake strapped water heater**

INTERIOR

- **Textured and painted interior walls**
- **Hardwood cabinets & doors with hidden hinges**
Beautiful real wood cabinets and doors are durable, look great and won't peel
- **¾" Pine door jambs throughout**
Keeps interior doors square and hinge screws stay tight
- **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 door
- **Designer brushed nickel door knobs**
- **2 ¼" Painted enamel door casings**
Decorative door casings have an upscale look with easy to clean enamel paint
- **3 ¼" Baseboard molding throughout**
Protects walls while sweeping and vacuuming

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- **Stud mounted electrical switch and outlet boxes**
- **2" White window blinds**
Attractive looking blinds provide privacy and won't kink
- **7/16" 4lb rebond carpet pad**
- **Wood cornice boxes over windows**
These custom made boxes enrich the interior appearance
- **Picture frame interior windows**
Traditional custom look is easy to clean
- **Silent air return**
Insulated duct reduces interior noise transmission between rooms – no large gaps under doors or unsightly grills above
- **Plumb for washer and wire for dryer with overhead utility shelf**
- **Designer brushed nickel lighting**

BATHS

- **White solid surface countertop with backsplash**
Color all the way through, easy to clean, repairable, no seams or loose tile edges, and will not delaminate
- **China sinks**
- **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
- **Oval fiberglass tub/shower master bath (most models)**
- **1 Piece 60" fiberglass tub/shower guest bath**
- **Porcelain toilets with 2" fully glazed trap ways**
Problem free toilets with a smooth passage way, reduces blocking and snags
- **Shut off valves throughout**
- **Bath exhaust fans**

KITCHEN

- **White solid surface countertops with backsplash and accent color band on self-edge**
Color all the way through, easy to clean, repairable, no seams or loose tile edges
- **Stainless steel kitchen sink with single lever faucet**
- **Finished white lined overhead cabinets**
- **"Cityscape" multi dimensional overhead cabinets with hidden door hinges**
Easy to reach configuration, eye catching contemporary look
- **Drawers over doors**
Enhances storage space and keeps utensils close at hand
- **G.E. appliances including 18 cu. ft. frost free refrigerator and 30" free standing gas range**
- **Bank of drawers**

WARRANTY

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

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