

# standard features

## CONSTRUCTION & EXTERIOR

- **2x6 Exterior walls 16" on center**  
*Sturdy & delivers greater strength, allows for greater insulation values - thicker walls reduce outside noise*
- **2x4 Interior wall studs throughout home**  
*Keeps walls straight & is less likely to twist – more resistant to noise transmission*
- **2x8 Transverse floor joists on 16" center**  
*Reduces floor crowning & provides outstanding strength*
- **16" Front overhang**
- **3/4" Floor decking**  
*Thick floors provide a solid foundation & hold more weight*
- **15lb. Roofing felt**  
*Applied between the shingles & the roof sheathing - More durable than competitors Ply-Dry paper to protect the roof against water*
- **R-38 Ceiling, R-19 Walls, R-11 Floor insulation**  
*Keeps you warm in winter & cool in summer*
- **Vinyl frame dual glazed low-E glass windows with screens**  
*Vinyl frames considerably reduce the transfer of heat, cold, & 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 & 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, & fire resistant*
- **House wrap moisture & wind barrier**  
*Protects against water intrusion & air infiltration from the outside*
- **Moisture resistant purple XP gypsum sheetrock in wet areas**  
*XP purple sheetrock provides extra protection against mold & mildew in wet areas*
- **Exterior hose bib**
- **Rough sawn wood trim around all windows & doors**  
*Real wood provides greater depth & dimension*
- **2x8 Rough sawn wood eave fascia**  
*Rigid wood provides a straight eave line & 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 & stability which allows greater spans & open floor plans*
- **Earthquake strapped water heater**
- **30 Year Architectural shingles**  
*Long lasting & great looking protection from the elements*

## INTERIOR

- **9 ft High flat ceiling throughout**  
*Spacious, increases your living area & your potential for natural light*
- **Textured & painted interior walls**
- **3/4" Pine door jambs throughout**  
*Pine is strong & built to last*
- **Pre-hung interior passage doors with three hinges & striker plate**  
*Pre-hung doors are square & three hinges make sure it stays that way – the hinges & striker plate are recessed into the jamb & 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 & vacuuming*
- **2" White window blinds**  
*Attractive looking blinds provide privacy & won't kink*
- **7/16" 6lb rebond 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 & wire for dryer with overhead utility shelf**
- **Vented passage door conceals the furnace**  
*Reduces blower noise & 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 & will save you money on your utility bills*

continued ▶

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## BATHS

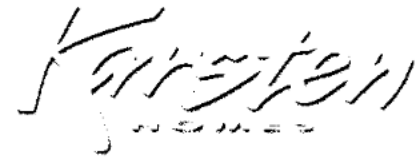
- **Solid surface countertop with backsplash & self-edge**  
*Color all the way through, easy to clean, repairable, no seams or loose tile edges, & will not delaminate*
- **China sinks**
- **1 piece fiberglass stall shower master bath (most models)**  
*Durable, attractive, & easy to clean*
- **Undermount fiberglass tub with molded arm rests (most models)**  
*Comfortable & relaxing tub that is easy to get into & has a sleek appearance*
- **Chrome metal faucets with brass bodies**
- **36" high master bath sink cabinet**  
*Less bending over to reach the sink & 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 & snags*
- **Wood cornice box above tub/shower**
- **Bank of drawers in the master bathroom**  
*Convenient storage space*
- **Medicine cabinets in both bathrooms**

## KITCHEN

- **Solid surface countertops with backsplash & self-edge**  
*Color all the way through, easy to clean, repairable, no seams or loose tile edges*
- **Hardwood raised panel cabinet doors & cabinets throughout with hidden hinges**  
*Beautiful real wood cabinetry & doors, not only look great but are durable as well*
- **Stainless sink with single lever faucet**
- **Drawers over doors**  
*Enhances storage space & keeps utensils close at hand*
- **G.E. appliances including 18 cu. ft. refrigerator with icemaker & 30" free standing gas range**
- **Bank of drawers**

## WARRANTY

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

The Karsten logo is written in a stylized, cursive script. The word "Karsten" is in a larger font, and "HOME" is written in a smaller, all-caps font directly beneath it.

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