

Value Porch Homes Standard Features

INTERIOR FEATURES

- Dramatic Cathedral Ceilings Throughout
- Tape and Textured Drywall Throughout
- White Interior Passage Doors with Painted Jambs and Casings
- Beautiful Carpeting with 1/2" Pad
- Congoleum Linoleum in Kitchen, Bonus Room, Baths and Entryway (Per Plan)
- Silent Wall Switches
- Upgraded Passage Door Hardware & Heavy Duty Hinges
- Quality Designer Light Fixtures
- Ceiling Lights in Guest Bedrooms
- Wired and Braced for Ceiling Fans in Living Room & Master Bedroom
- Designer Valance Package with Mini Blinds
- Hollow Core Wardrobe Doors

EXTERIOR FEATURES

- Distinctive Residential Elevations
- Durable Hardboard Siding
- Fiberglass Shingled Roof
- 6" Sidewall Roof Eaves and 12" End wall Overhangs
- Porch Lights at All Exterior Doors
- Residential In swing Front and Rear Doors with Deadbolt
- Oversized Windows

KITCHEN AND BONUS ROOM FEATURES

- Custom Cabinets with real wood doors, Maple Finished Overhead Cabinet Interiors, and Drawers Over Doors in Kitchen Base Cabinets
- Nationally Serviced General Electric Appliances 30" Free Standing Gas Range
- Double Door Frost-Free Refrigerator
- High Pressure Laminate Kitchen Countertops with Ceramic Tile Backsplash
- Stainless Steel Sink
- Wired and Plumbed for Washer & Dryer
- Utility Overhead Shelf over Washer & Dryer Area
- Single Lever Faucet with Spray

BATH FEATURES

- Fiberglass Tub/Showers
- Single lever or dual handle lavatory faucets
- High-Pressure Laminate Vanity Tops with 4" Ceramic Tile Backsplash
- Towel Bars and Tissue Holders
- Vanity Mirrors with Light Bars
- Privacy Door Locks and Exhaust Fans
- Recessed Medicine Cabinets

CONSTRUCTION

- 2 x 4 Exterior Walls on 16" Centers
- 90" Sidewall Height
- 2 x 6 Floor Joists on 16" Centers
- 2x Interior Walls on 16" Centers
- Elevated Nominal 4/12 Roof Pitch with 30 lb. Construction
- Solid Steel I-Beam Frame Construction
- Easy Access Undercarriage Drain System
- Climate Zone II Insulation with Floors R-22, Walls R-11, and Roof R-25 Minimum
- Ventilair III Air Exchange System
- 100 Amp Electrical Service (Per National Electric Code) with Copper Wiring
- 30 Gallon Electric Water Heater
- Easy Access Interior Electrical Panel Box with Separate Appliance Circuits and Breaker Protection on All Circuits
- Shut Off Valves on all Water Fixtures
- Forced Air Gas Furnace with Ducts Inside Fully Sealed Basement Cavity

POPULAR OPTIONS

- Floor Plans Customized to Meet Your Individual Needs
- Flash Master Bathroom With Corner Tub and Separate Shower Stall
- Detachable Hitches
- Bay Window Treatments
- Upgraded Exterior Elevations and Roof Dormers
- Upgraded Climate Zone III Insulation
- 2 x 6 Exterior Walls with R-19 Insulation
- Upgraded Appliances & Dishwashers
- Customized Fireplaces and Hearths
- Upgraded Carpets
- Increased Roof Load Construction
- Skylights and Starlight Dormers
- Rounded Drywall Corners