

# **Beacon Modular Ranch & Cape Homes - INCLUDED FEATURES**

## **Interior**

Smooth Finish Flat Ceiling Throughout  
Coveless Ceiling  
8'0" Sidewall Height  
30'0" Floor Width

## **Primed Smooth Drywall Throughout**

Lucerne/Innovation Carpet with Rebond  
Carpet Pad  
Metal Interior Passage Sets  
Pre-Hung Door Jambs  
Mortise Hinges  
Smoke Detectors with Battery  
Back-Up  
White 6-Panel Interior Doors  
Residential Switches & Receptacles  
Perimeter Floor Registers & Boots

## **Kitchen**

Choice of Autumn or Messina Oak  
Cabinetry  
42" Lined Overhead Cabinets with  
Adjustable Shelves  
Hardwood Mission Flat Panel Cabinet  
Doors  
Base Shelf in Kitchen Base Cabinets  
Deluxe Roller Drawer Guides  
Brushed Nickel Cabinet Hardware  
Hidden Hinges on Cabinets  
Cabinet Crown Moulding

## **Laminate Countertops with Laminate Edging**

**Stainless Steel Sink**  
Huntington Brass Faucet  
1 USB Receptacle

## **Appliances**

30" Gas Range  
Power Range Hood with Light  
18 Cu.Ft. No-Frost Refrigerator

## **Baths**

60" Tub/Shower  
Tub Overflows  
Shower Drain with Removable  
Strainer

1.6 Gallon Per Flush Toilets

## **Laminate Countertops with Laminate Edging**

Lighted Vent Fan in Each Bath  
Brushed Nickel Strip Light in Master  
Bath  
Brushed Nickel Cabinet Hardware  
Base Shelf in Vanities  
36" High Master Bath Vanity  
33" High Secondary Bath Vanities  
Anti-Scald Faucets in Tub/Shower  
China Sinks with Overflows &  
Pop-Up Drains  
Huntington Brass Faucets

## **Bedrooms**

Switched Receptacles  
Egress Window in Each Bedroom  
Wire Shelving in Wardrobes

## **Utilities**

Plumb for Washer  
Wire and Vent for Electric Dryer  
200 AMP Electrical Service  
Copper Wiring Throughout  
Water Shut-Off Valves Where  
Accessible  
Water & Drain Lines Stubbed  
Through Floor

## **Insulation**

R-19 Fiberglass Insulation in Walls  
R-31 Avg. Blown Insulation in Ceiling

## **Exterior**

White Coach Light at Front Door  
**Vinyl Exterior Siding with OSB  
Sheathing**  
Two GFI-Protected Exterior Receptacle  
**25 Year Shingle Roof with Vented  
Soffits & Ridge Vent**  
3/0x6/8 6-Panel Steel Front &  
Rear Door with Deadbolt Lock  
Low-E, Argon Filled Vinyl Insulated  
Windows  
12" Louvered Shutters on Front  
Door Side

## **Construction**

2x10 Transverse Floor System on 16"  
Centers\*\*  
2x6 Exterior Walls on 16" Centers\*\*  
5/12 Roof Pitch, 10" Eaves, Flush  
Overhangs  
40# Roof Load  
90 Mile Exposure C Wind Load Design  
Wind Wrap Air Infiltration Barrier

*\*\*NOTE: Spacing for Framing Members may  
vary due to Design Requirements*

***Bold Items are Factory Select***

