

Kingsley Series Standards

Energy Saving Standard Features of the Kingsley Home

Energy Star Kinro Low E Thermopane Window
Exterior Weather Wrap
OSB Exterior Sheathing Sidewalls & Endwalls
Foam Sealant Air Infiltration Barriers (All Windows & Doors)
R-33 Roof Insulation
2x6 Sidewalls with R-19 insulation
95% Plus High Efficiency Trane Gas Furnace
38" x 82" Vinyl Clad 6 Panel Front Door w/ Storm
34" x 80" Vinyl Clad 6 Panel Rear Door w/ Storm
Positive Operating System



Exterior & Construction

5/12 Roof Pitch *12/12 Roof Pitch on Cape Cod
8' Foot Sidewall Height
Rafters 24" O.C.
Flat Ceilings Throughout
50# North Zone Construction
Open Joist Floor System – 16" O.C.
2x10 Lam Beam Floor Construction at Marriage Line
3/4" Tongue & Groove OSB Floor Decking
Perimeter Heat
Interior Walls – 2x4 16" O.C.
Double 4 Dutch Vinyl Lap Siding
Architectural 30 Year Owens Corning Shingles
Double Layer Tar/Paper at all Roof Vents & Edges
Double Layer of Shingles at Sidewall Edges
Residential Shutters on Doorside
2 Roof Dormers Standard on Cape Cod



Floor Coverings

Nylon Textured Carpet
5 Pound Rebond Carpet Pad
Congoleum Roll Goods
Roll Goods in Both Baths
Tack Strip Carpet Installation
Foyer



Electrical

2 - Exterior GFI Weather Resistant Receptacle
All Copper Wiring
GFI Bath & Kitchen Receptacles
Smoke Alarms
Wire and Vent for Dryer
Coach Lights All Exterior Doors
Glass Ceiling Light Fixtures in Bedrooms

Décor

Smooth Finished 1/2" Drywall
3 1/2" Base Shoe Molding
Stippled Ceilings
Backsplash in Kitchen and Baths
3 1/2" Crown Molding above Kitchen Overhead Cabinets
2 1/4" Door and Window Casing
Mini Blinds Throughout

Plumbing

Moen Faucets
Plumb for Washer
40 Gallon Electric Water Heater w/ Double Element
Frost Free Faucet
Water Shut-Off Valves Throughout
Stainless Steel Kitchen Sink
Single Lever Kitchen Faucet
Main Water Shutoff in Water Heater Compartment



Baths

Fiberglass Tub in Master Bath
48" 2-Seat Shower Stall Some Master Baths
Elongated China Commodes
Pop-Up Drains on Baths Sinks w/ Overflows
One Piece 60" Fiberglass Tub Bath 2
Power Exhaust Fan w/ Light – All Baths
Porcelain Lavs

Doors and Windows

Easy Clean Tilt-Out Sash
White Low E Windows w/ Grids
Dead Bolt Security Lock on Steel Doors
Floor Mounted Doors Stops
Triple Hinged – Mortised Interior Doors
Pre-Hung Interior Doors
Brushed Nickel Interior Doors Knobs
32" Passage Doors Where Available
Wood Interior Furnace Door



Cabinetry

30" Overhead Kitchen Cabinets
Cabinet over Refrigerator
Custom Designed Kitchens
Oak Mortise & Tennon Shaker Cabinets Throughout
Hardwood Cabinet Doors
Hardwood Stiles with Hidden Hinges
Brushed Nickel Cabinet Hardware
Birch Lined Cabinets
Adjustable Center Shelf in Kitchen Overheads
Dove Tail Drawer Construction
Deluxe Roller & Drawer Guides
Drawer Over Door Construction
Brick Mold Cabinet Cap

Appliances

18 CF Frost Free Refrigerator
Gas Range
Power Vent Range Hood



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