

Structural Features

- R-30 Batt Insulation in Ceilings
- R-19 Insulation in Walls
- Floor Insulation By Builder
- Wind Zone 115 VULT
- OSB Floor Decking 23/32"
- (2 X 10) Floor Joist 16" OC
- (2 X 6) 8' Sidewalls 16" OC
- (2 X 6) Top & Bottom Plates
- (2 X 4) 8' Double Marriage Walls
- (2x3) Interior Wall Construction 24" O.C.
- Engineered Roof Systems
- 5/12 Roof Pitch

Plumbing

- Water Shut-Off Valves
- Pex Plumbing System
- 50 Gallon Water Heater
- Exterior Frost-Free Water Faucet (2 @ STD Locations Per Plan)
- Whole House Water Shut-Off
- Washer Hook-Up
- Return Air Grill
- HVAC System by Builder

Baths

- 60" x 43" Fiberglass Shower w/ Sliding Door, M/Bath (Per Plan)
- 60" Fiberglass Tub/Shower, Hall Bath
- White Shaker Style Vanity Cabinets
- 36" High Lavatory(s) in M/Bath
- 36" High Lavatory in Bath 2
- Towel Bar/Tissue Holder All Baths
- Dual Lever Bath Faucets
- Laminate Countertops w/ Porcelain Sinks (Round)
- Elongated Toilets

Exterior Features

- D5 Vinyl Siding
- 15" Raised Panel Shutters or 3 1/2" Lineals (per plan)
- 7/16" OSB Wrap Exterior Walls
- 36" 6 Panel Front Door
- 36" 6 Panel Rear Door
- 12" Eave Overhangs (All Sides)
- Grid-less Insulated Windows
- House Wrap
- Limited Lifetime Architectural Shingles
- Single Window w/ Board & Batten Siding Accent (BR3)
- Exterior Extension w/ Board & Batten Siding (MBR Only)
- 3 Transom Windows (UR/Baths)

Kitchen

- S/S 18 CF Refrigerator
- S/S 30" Coil Top Range and Rangehood
- S/S Splatter Guard Behind Range
- S/S Dishwasher
- Stainless Steel Double Bowl Sink w/Gooseneck Faucet
- Laminate Countertop w/ Laminate Backsplash & Flat Laminate Edging
- 30" Overhead Cabinets w/Soft Closed Doors & Dovetail Drawers
- Plywood Shaker Style Cabinets
- Black Kitchen Island w/ Drawers

Flooring

- 25 oz. Carpet w/ Tack Strip & 6 lb. Re-Bond Pad- LR & Bedrooms (Shipped Loose)
- Congoleum Vinyl Flooring Installed in Designated Areas (Per Plan)

Interior Appointments

- 1/2" High Strength Sheetrock Ceilings w/Smooth Finish
- White 3 Panel Craftsman Style Interior Doors
- 36" Interior Doors - Master Bedroom, Closet & Bath
- Craftsman Style Trim Package: Ceilings, Windows & Doors
- Vented Wire Shelving in Closets & Over Washer/Dryer Area
- Finished 1/2" Sheetrock Thru-out
- Round Door Knobs
- Ship Lap Accent Feature Wall in Master Bedroom

Electrical

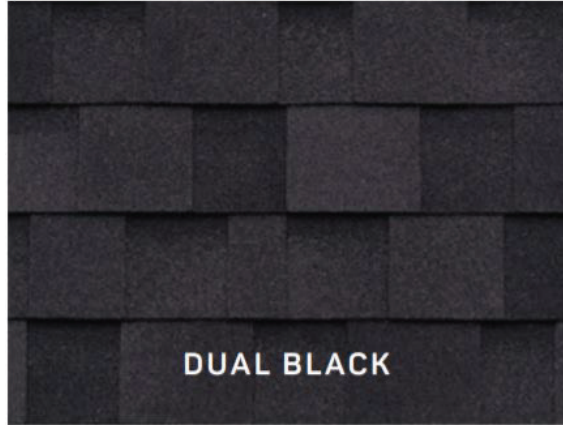
- Surface Mount LED Recessed Lights in Ceiling T/O
- Exterior Light Fixtures and Electrical Outlets at Exterior Door Locations
- 200 AMP Panel Box
- Smoke Detector Systems
- Dryer Hook-up with Exhaust Vent
- 1 1/4" Conduit Running Down from Electrical Panel Box for Future Use
- Additional Electrical Outlet in Utility Room
- Ceiling Fan w/ Light Installed in the LR/MBR
- Two Pendant Lights Installed over Kitchen Island

Popular Options

- 150 VULT Wind Zone
- R-38 Roof Insulation
- S/S 30" Smooth Top Range
- S/S 25 CF Side by Side Refrigerator w/Icemaker
- S/S Space-Saver Microwave
- 7/12 Roof Pitch
- Craftsman Style Front Door
- Sliding Glass Door
- 9' Ceilings with 36" Cabinets
- Pull Down Attic Access Stairs
- Flip Floor Plan End to End
- Subway Tile (Kitchen Only)
- Congoleum Vinyl Flooring ILO Carpet in the Living Room Only
- Vinyl Plank Flooring T/O (Shipped Loose)
- Utility Room Linen Closet
- Awning Over the Master Bedroom Windows



Essential Series “Special Edition” Décor Choices



Limited Lifetime Warranty Architectural Shingles

Double 5 DL Vinyl Siding



Vinyl Shutter Selections



Black

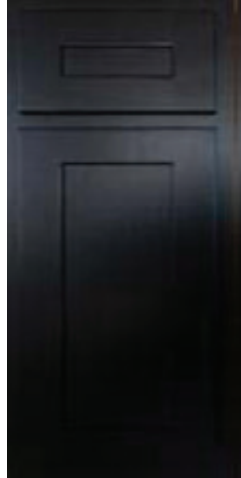
Essential Series “Special Edition” Décor Choices

Shaker Style Kitchen & Bath Cabinets

WHITE



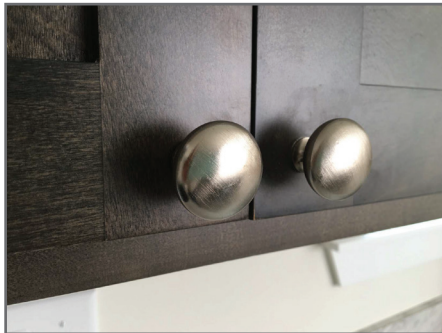
BLACK



GRAY



Door & Drawer Brushed Nickel
Knob Cabinet Hardware



Optional Kitchen 3” x 5”
White Ceramic Subway
Tile Backsplash



Laminate Countertop with Square Edging



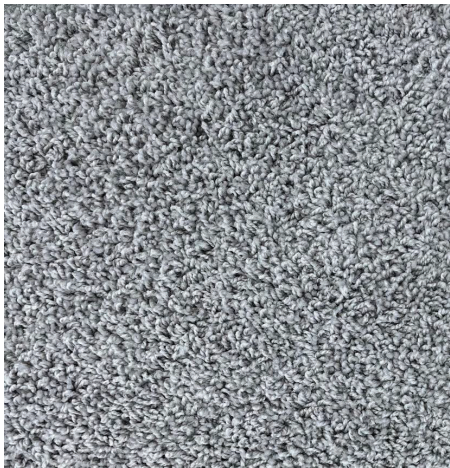
Calcutta Marble - 3460

Essential Series “Special Edition” Décor Choices

25 oz. Carpet



TAN



GRAY

Congoleum Vinyl Flooring



LX 277 Barn Wood Greige



LX 275 Barn Wood Vintage White

Optional Vinyl Plank Flooring



154 Almond Oak



5091 Lighthouse



556 Smoky Oak

* Some items shown and listed are optional. All items and options not available on all models. Please check with your builder for availability and pricing. © 2025 Holmes Building Systems, LLC rev 8.13.25

The Essential Series...."Special Edition"

Kitchen Features

Optional Stainless Steel
25 Cu.Ft. Refrigerator



Optional Stainless Steel
Spacesaver Microwave



Optional Stainless Steel
30" Smooth Top Range



STD Stainless Steel
Dishwasher



STD Double Stainless
Steel Sink



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