



# Preferred Series Cozy Cottages

## Standard Building Specifications

Rev: 2.1.2026

### Structural Features

- R 30 Batt Insulation in Ceilings
- R-19 Insulation in Walls
- Wind Zone 115 VULT
- OSB Floor Decking 23/32"
- (2 X 10) Floor Joist 16" OC
- (2 X 6) 9' Sidewalls 16" OC
- (2 X 6) Top & Bottom Plates
- (2 X 4) 9' Double Marriage Walls
- Engineered Roof Systems
- 7/12 Roof Pitch 24" OC on Ranch Models
- 10/12 24" OC Std on 5628D and 6028K Models

### Plumbing

- Water Shut-Off Valves
- Pex Plumbing System
- 50 Gallon Water Heater
- Exterior Frost-Free Water Faucet (1 @ STD Location Per Plan)
- Whole House Water Shut-Off
- Washer Hook-Up
- Kitchen Pull Out Faucet

### Baths

- 60" Fiberglass Tub/Shower (Per Plan)
- 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
- Cultured Marble Lavatories in Baths

### Exterior Features

- D5 Vinyl Siding
- 15" Raised Panel Shutters or 3 1/2" Window Lineals (Front Door Side)
- 7/16" OSB Wrap Exterior Walls
- 36" 6 Panel Front Door w/No Storm
- 36" 6 Panel Rear Door w/No Storm (Per Plan)
- 12" Eave Overhangs (All Sides)
- Insulated Windows Gridless
- House Wrap
- Limited Lifetime Architectural Shingles
- 3 Flower Boxes (Shipped Loose)

### Kitchen

- 30" Smooth Top S/S Range
- 25 CF Side by Side Refrigerator S/S w/Icemaker
- S/S Dishwasher
- S/S Spacesaver Microwave
- 60/40 Stainless Steel Kitchen Sink
- Laminate Countertop w/ Full Ceramic Backsplash & Ideal Edging
- 36" Overhead Cabinets w/Matching Cove Molding
- Shaker Style Cabinets
- 9' Sidewalls (Includes 36" Overhead Cabinets in Kitchen)
- Kitchen Island White Shaker Style Cabinets with Beadboard
- Double Trash Can Base Cabinet in Island (Per Plan)
- Pot and Pan Drawer Base Cabinet in Island (Per Plan)
- Raised Wall Cabinet over Range

### Flooring

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

### Interior Appointments

- 1/2" High Strength Sheetrock Ceilings w/Smooth Finish
- (2 X 4) Interior Wall Construction
- 36" Interior Doors M/Bedroom, MBR Closet & M/Bath
- Mortised Door Hinges
- 3 1/2" Crown Molding
- 6" Baseboard Molding
- 2 1/4" Window/Door Casing
- Metal Shelf over Washer/Dryer
- Finished 1/2" Sheetrock Thru-out
- Lever Interior Door Hardware
- Shoe Rack with Shirt & Skirt Shelves in Master Bedroom Closet (Per Plan)
- Laminate Top Table in Utility (Per Plan)

### Electrical

- Surface Mount LED Recessed Light Ceiling Fixtures T/O
- Standard Ceiling Fans in Bedroom 1, Living Room and Family Room per plan.
- Exterior Carriage Light (@ Exterior Doors)
- Exterior Electrical Outlets (@ Exterior Doors)
- 200 AMP Panel Box
- Smoke Detector Systems
- Dryer Hook-up with recessed exhaust box
- 110V Outlet Receptacle in Utility Room Storage Closet (Per Plan)
- 1 1/4" Conduit Running Down from Electrical Panel Box for Future Use

### Popular Options

- |   |   |   |
|---|---|---|
| ▪ Quartz Kitchen Countertops  | ▪ Farmhouse Exterior Package                | ▪ 16" OC Roof Trusses                                       |
| ▪ Alternate Master Bath Plans   | ▪ Farmhouse Interior Package                | ▪ Sliding Glass Door(s)                                     |
| ▪ 4'x8' Ceramic Shower, Bath 1 (Per Plan)                             | ▪ Vinyl Plank Flooring                      | ▪ (2) Pendant lights w/ Separate Switch over Kitchen Island |
| ▪ 8"x48" Transom Window on 4'x8' Ceramic Shower Wall (bath1) Per Plan | ▪ Board & Batten Siding (Front Exterior)    | ▪ Congoleum Vinyl Floor ILO Carpet in Family Room           |
| ▪ Vent-less Gas Fireplace w/ TV Niche Bookcase Cabinetry              | ▪ Craftsman Style Front Door                | ▪ Brace and Switch for Ceiling Fans-Additional              |
|   | ▪ 150 VULT Wind Zone                        |   |
|   | ▪ 10/12 Roof Pitch 24" OC (where available) |   |



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