

# Southern Custom Select Series Homes Include:

## FLOORS

- Framing is 2 x 10, 16" on center with solid block bridging.
- Front and rear perimeters are double 2 x 10 framing.
- The floor framing of each module includes double 2 x 10's with 2 laminate layers at the mating area.
- Floor decking is 3/4" tongue and groove O.S.B.

## WALLS

- Air Infiltration "Green Guard Rain Drop" building wrap on all exterior walls.
- Exterior wall studs are 2 x 6, 16" on center with R-19 insulation.
- All receptacles and switches in exterior walls are foam sealed to prevent air infiltration
- Interior partitions (except mating wall) are 2 x 4 studs, 16" on center.
- Mating wall construction is double 2 x 3, 16" on center.
- Exterior wall sheathing is 1/2" O.S.B.
- Mating walls are fully sheathed with insulative sheathing.
- All interior walls are 1/2" drywall, smooth finished and prime painted.
- All interior ceilings are 5/8" drywall, smooth finished and prime painted.

## ROOF & CEILINGS

- Ceiling heights are full 96". Ceilings are smooth finish throughout.
- Ceiling insulation is R-30 (10").
- Roof sheathing is 5/8" O.S.B.
- Roof shingles are 25 year fiberglass and are installed over #15 felt paper.
- Ice and water shield (54" wide).
- Fascia and drip edge are white aluminum.
- All eaves feature white vented soffits.
- Standard roof pitch is 5/12, truss framed at 24" on center.
- Cape Cod roof pitch is 12/12, truss framed at 16" on center.
- Gable end overhangs and shingle over ridge vent are standard.
- Fascia boards are 2 x 6.

## KITCHENS

- Standard kitchen features include...
  - Merillat® "Springvalley Oak" cabinetry (Cider Finish) with matching toe kick
  - 36" Refrigerator overhead cabinet (Plan permitting)
  - Crown Mouldings installed over cabinets
  - A drawer base cabinet
  - Recessed light over kitchen sink.
  - (4) 5" Recessed Lights
  - Extra Deep, Double-bowl stainless steel sink
  - Moen® "CFG Capstone High Arc" Single lever faucet with spray
  - Square-edge countertops with integral backsplash
  - A lighted range hood with a 2-speed vent fan
  - 110 Volt Electric receptacle at range area
  - Most kitchens include a base lazy susan and corner wall cabinet (refer to floor plans)

## BATHS

- Standard bath features include...
  - Recessed oval mirrored medicine chest(s) with matching sconce light
  - Mirror and sconce light in 1/2 bath
  - One-piece fiberglass tub/shower unit(s)
  - Cultured marble vanity tops (White and Linen)
  - Merillat® "Springvalley Oak" Vanity (Cider finish) with matching toe kick
  - Ceiling mount vent and light combination with individual switches
  - Three fixture color choices
  - Moen®, single lever lav faucet(s) and antiscald shower mixing valve(s)
  - 1.6 gal., china toilet(s)
  - Moen® "Mason" Chrome Bath Accessories

## INTERIOR

- Kitchen, Dining Area and Bath(s) feature Congoleum, no-wax vinyl floor covering.
- FHA Approved, stain-resistant, plush carpet and padding is installed throughout the balance of the home.
- Dining Room includes carpet and pad.
- Closets are fully trimmed.
- Closet shelves are ventilated wire style:
  - One shelf in each guest and wardrobe closet
  - Four shelves in linen and pantry closets (L. or P.)
  - One shelf in broom closets (BC)
- Brushed Chrome Locksets are installed at all swing doors. Privacy locksets are standard at bathroom and bedroom doors.
- Each home includes an interior lighting package which features a dining room chandelier.
- Interior doors are white painted, 6-panel smooth finish colonial style with 3 hinges and white trim.
- Door, window and base mouldings are full profile, colonial style.
- Electric front door chime is included.

## EXTERIOR

- Matching light fixtures at entry doors.
- Windows are vinyl, single-hung, Low-E glass (with tilt-clean feature and screens).
- The front door is an insulated six-panel fiberglass embossed colonial door. The rear door is an insulated fiberglass colonial 9-lite style door. Both doors include solid vinyl jambs & brick mold. Both doors also have keyed alike locksets.
- Sliding patio doors are 6'-0" minimum and feature insulated glass.
- Vinyl siding is CertainTeed (Main Street), 4/4 profile.
- Louver style shutters are included on the front elevations.

## ELECTRICAL

- Homes feature baseboard electric heat with individual wall-mounted thermostats.
- GFI Protection is provided in kitchens and baths as required by code.
- AC/DC Smoke detectors are installed as required by code.
- A 40 breaker, 200 AMP panel box is standard with each home.
- Two exterior weatherproof receptacles on GFI circuit are included.
- An additional smoke detector is included for basement installation
- TV jack in living room and master bedroom.
- Telephone jack in kitchen and master bedroom.



## PLUMBING

- All fresh water supply lines are plumbed with Pex Fresh Water supply lines.
- Factory installed shut-off valves are included below each sink and toilet supply.
- Drain, waste and vent piping is P.V.C. schedule 40.
- A 50 gallon "Energy-Saver" electric water heater is shipped with each home for basement installation.
- Shower mixing valves are Anti-scald.
- Consult brochure(s) for other standard features and/or options.

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## SPECIAL FEATURES

- Cape Cod homes include Pine stairs and oak railing from 1st to 2nd floor and the following materials for 2nd floor:
  - Panelized 2 x 6 gable end walls with windows (refer to floor plans).
  - 3/4" tongue and groove O.S.B. decking (shipped loose)
  - R-30 (10") insulation
  - Plumbing risers to second floor area
  - Electrical conduit from basement area to second floor area
- Dormers illustrations in the brochure do not include any window treatments (i.e. lineals, shutters, grills or mantles).
- Two story homes include stairs with oak railing from 1st floor to 2nd floor.
- Two story homes and finished Capes include twin front porch lights.
- Utility cabinets, when featured in kitchens, include a shelf kit.
- Kitchen island or peninsula snack bars are flush to counter height unless noted as "raised snack bar".
- Bath floor plans that include "linen/hamper" are built to include a Merillat® tilt-out hamper unit and linen storage cabinet with shelves.
- Bath floor plans that include double bowl vanities feature soffit with recessed lights and plate glass mirror.
- Garden tubs include an integral fiberglass surround and shower head unless a separate shower stall is included within the same bath.
- Floor plans which indicate washer/dryer areas include washer plumb box and electric dryer receptacle.  
A shelf is included above the appliance area.
- Two story homes with second floor utility areas include a washer pan and dryer vent.
- Walk-in closets include surface mounted ceiling lights. (refer to floor plans)
- Two story and finished Cape Homes include 2nd floor plumbing run to central drop area's. Please note Pex waterlines are standard throughout. (Copper is optional.)

## SIGNATURE SERIES INCLUDED FEATURES:

Note: Each Signature Series Home is designed with its own unique features. It is important to carefully read each description to understand the included standard features. Listed below are standard specifications that are included in addition to the standard custom select specifications.

- Andersen 400 Series windows throughout (grills are optional)
- Certainteed 30 year architectural shingles.
- Additional recessed lighting that is shown on floor plan.
- Corian countertops in kitchen and baths. (Note: 3 standard base colors only.)
- Mantle and pilaster detail on front entry doors.
- Wide vinyl cornerposts. (Choice of traditional, fluted or beaded.)
- 9' ceilings on 1st floor of 2 story and finished cape homes.
- Raised panel oak cabinets in kitchen and baths.
- Consult brochure(s) for other standard features and/or options.



## USING THE "SOUTHERN CUSTOM SELECT SERIES" CATALOGUE TO CHOOSE YOUR NEW HOME...

Southern Custom Select Series Homes are carefully designed to provide value, livability, enjoyment and much more...

Our Southern Custom Select Home Catalogue allows you to choose the Kitchen and Bath designs best suited to your family's lifestyle by making exchanges from one floor plan to another. You may also opt to incorporate your own design elements into your new home. Simply provide your Simplex builder with a sketch of your ideas. Your sketch will then be precisely engineered to work within your favorite floor plan.

Begin by selecting the type of home you desire. Choose from Ranch, Bi-Level, Cape Cod, Split-Level and Two-Story styles. Then, decide which overall home dimensions best fit your building lot and family needs. By reviewing each of the Kitchens and Baths available throughout our catalogue, you can begin to create your own special home. Consult your Simplex builder for specifications and pricing information.

As all of our homes are designed with careful attention to detail, you may well find your dream home among our existing floor plans.

Whichever plan you select or custom-design, you will be assured of unmatched quality. We look forward to building your special home and will work hard to live up to our promise of quality.



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