

Paramount Series

- Transport, frames and hitches remain the property of Magnolia Homes.
- 2x10 16" O.C. floor joists (per floor size) with double 2x12 outer rail.
*32 Wide product 12" O.C.
- 5/8" Tongue and Groove Plywood floor decking.
- Upgrade carpet over upgrade re-bond pad.
- 12" tile floor covering in designated areas.
- 2x6 16" O.C. exterior wall framing.
- 4" lap siding with 5/4" board trim.
- R-19 fiberglass exterior wall insulation with Kraft paper barrier.
- White poly-vinyl, single hung vertical sliding window with double glazed, insulated glass and fiberglass screens.
- Front exterior door: 36" insulated steel, 1/2 glass, in-swing, vinyl clad with wood frame, weather stripping, threshold and keyed lockset.
- Rear exterior door: 36" insulated steel, 6 panel in-swing, vinyl clad, wood frame, weather stripping, threshold and keyed lockset.
- 2x4, 16" O.C. primary interior partition wall framing.
- 1/2" sheetrock taped, "Knock Down" textured and painted sheetrock interior finish throughout all rooms.
- All sheetrock corners and joints, including wall/ceiling corner, shall be taped and textured finish.
- All sheetrock outside corners finished with round corner bead.
- All windows are finished with sheetrock returns with a post form acrylic sill.
- 1/2" sheetrock painted in all closets.
- 1 3/8" four panel, pre-finished white interior passage and closet doors with upgrade molding.
- 5/12 pitch engineered hinged roof trusses throughout.
- 8' flat ceiling throughout with coffers in designated areas.
- 45 lbs. per square foot live load rated roof.
- 16" eave and gable end overhangs.
- R-34 blown-in cellulose roof insulation with spray-on sealer vapor barrier.
- 7/16" O.S.B. roof decking.
- "Ply Dry" 30 lbs. rated roofing underlayment.
- Architectural, self-sealing, U.L. Class A rated shingles.
- Windows dormers, fronts side per print.
- 5/8" sheetrock with painted "knock down" textured on ceiling.
- 100% copper electrical wiring, 12 gauge minimum size.
- 100 AMP main electrical panels with 100 AMP main breakers.
- Lighted ceiling fans in coffers, living room and master bedroom.
- Incandescent lighting in secondary bedrooms, bath, utility, dining room and kitchen.
- Recessed can lighting in kitchen and master bath.
- Porch light at each exterior entrance.
- Powered range vent hood with light at range space.
- Powered vent fans with lights in bathrooms.

Paramount Series

- GFCI protected receptacles per electrical code requirements.
- 220 volt receptacles provided at dryer space.
- 110 volt direct-wire smoke detectors with battery back-up per code.
- Copper water supply lines with shut-offs at all fixtures.
- ABS drain, waste and vent system.
- Black iron pipe gas supply system stubbed through the floor, with shut-offs at all fixtures.
- Cast acrylic, deep double bowl kitchen sink with a shingle lever, spray handle, water saver faucet.
- White vitreous china, tank type, water commodes.
- White porcelain on steel lavatory sink with 4" center set, upgrade water saver faucet and pop-up drain with overflow.
- 60" one piece fiberglass bathtub with water saver tub/shower diverter faucet and tip-toe bathtub drain.
- Shower stalls with glass doors standard in baths where shown on plans.
- Mirrors and strip lights above lavatory sinks in main and master baths.
- Upgrade glamour master bath.
- Ceramic tile around tubs and showers.
- Supply and drain lines provided at washer space.
- 40 gallon electric or gas water heater.
- Extruded, quilted aluminum heat trunk enclosed in insulated space.
- 4"x10" floor heat registers with adjustable dampers.
- High efficiency, forced air, natural gas furnace sized in accordance with individual house heat loss calculations.
- Oak cabinets with flat panel doors throughout with white interior finish.
- 30" overhead cabinet and hanger rod above clothes washer and dryer space.
- Laminate countertops with ceramic tile backsplash and edge band.
- 30" white, deluxe natural gas range.
- 14 cubic foot, white, double door refrigerator.
- Valance type drapery package with mini blinds throughout.

Majestic Series

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- 2x10 16" O.C. floor joists (per floor size) with double 2x12 outer rail.
*32 Wide product 12" O.C.
- 5/8" Tongue and Groove Plywood floor decking.
- 12" tile floor covering in designated areas.
- Plush-cut carpet over 1/2" re-bond pad in designated areas.
- 2x6 16" O.C. exterior wall framing.
- 8" O.C. vertical grooved primed and painted exterior siding.
- Shutters on front door side.
- R-19 fiberglass exterior wall insulation with Kraft Paper vapor barrier.
- White poly-vinyl, single hung vertical sliding window with double glazed, insulated glass and fiberglass screens.
- Front exterior door: 36" insulated steel, 6 panel in-swing, vinyl clad, wood frame, weather stripping, threshold and keyed lockset.
- Rear exterior door: 36" insulated steel, 6 panel, in-swing, vinyl clad, threshold and keyed lockset.
- 2x4, 16" O.C. primary interior partition wall framing.
- 1/2" sheetrock taped, "knock down" textured and painted sheetrock interior finish throughout all rooms.
- All sheetrock corners and joints, including wall/ceiling corner, shall be tape and textured finished.
- All sheetrock outside corners finished with round corner bead.
- All windows are finished with sheetrock returns with a post form acrylic sill.
- 1/2" sheetrock painted in all closets.
- 1 3/8" hollow core, white or brown slab, pre-finished interior passage and closet doors with upgrade molding.
- 3/12 pitch engineered vaulted roof trusses throughout.
- 45 lbs. per square foot live load rated roof.
- 16" eave and gable end overhangs.
- R-34 blown-in cellulose roof insulation with spray-on sealer vapor barrier.
- 7/16" O.S.B. roof decking.
- "Ply Dry" 30 lbs. rated roofing underlayment.
- Three tab, self-sealing, organic shingles.
- 5/8" sheetrock with painted "knockdown" texture on ceiling.
- 100% copper electrical wiring, 12 gauge minimum size.
- Switched recepts in living room and master bedroom.
- 100 AMP main electrical panel with 100 AMP main breaker.
- Incandescent lighting in secondary bedrooms, bath, utility, dining room and kitchen.
- Porch light at each exterior entrance.
- Powered range vent fans with light at range space.
- Powered vent fans with lights in bathrooms and utility rooms.
- GFCI protected receptacles per electrical code requirements.
- 220 volt receptacle provided at dryer space.