

# Lifestyle IRC Modular Standards

## GENERAL CONSTRUCTION

- 16" Overhang
- Vinyl Siding with 7/16" OSB
- Vinyl Shutters (front & hitch end)
- House Wrap
- 40 lb. Roof Load with 5/12 Pitch
- Architectural Shingles
- Dual Pane Vinyl Windows
- LP SmartSide Fascia & Soffit
- 36"x 80" Steel Front Door
- 36"x 80" Steel Rear Door
- Light At All Exterior Doors
- 8' Flat Ceiling Throughout
- R38 Ceiling Insulation
- R21 Exterior Wall Insulation
- R21 Perimeter Floor Insulation
- 2x10 Floor Joists - 16"o.c.
- 2x10 Double Perimeter Rim Joist
- Double 2x6 Top Plate & Single 2x6 Bottom Plate
- Triple 2x6 Window & Door Headers w/ Jack Studs
- 2x4 - 16" o.c. Interior Walls
- 2 - Exterior GFI Receptacles
- 1 - Exterior Frost-Free Faucet
- Perimeter Floor Mounted Heat Registers
- In-floor Heat Duct Crossovers

## INTERIOR

- 16"x16" Hand Laid Linoleum (Entry, Kitchen, Utility & Baths)
- Simply Stated Carpet w/ Rebond Pad
- Residential Trim Throughout
- 80" Flat Interior Passage Doors
- Mortised Interior Door Hinges
- Floor Mounted Door Stops
- 1/2" Drywall On Walls Orange Peel Finish
- 5/8" Ceiling Drywall With Orange Peel Finish
- Breakfast Nook/ Morning Room Fixture (per print)
- Switched Light In Walk-In Closets
- Smoke Detector(s) - (per print)
- Carbon Monoxide Detector (per state code)
- Wire Shelving In Closets
- Decorative Valance on All Windows
- Mini-Blinds - All Windows Except Bathrooms

## KITCHEN

- 18 Cubic Foot Frost-Free Refrigerator
- 30" Gas Range
- 30" Power Range Hood w/ Light
- Stainless Steel Double-Bowl Sink
- MDF Oak Cabinet Doors & Stiles
- Center Shelf In Base Cabinets
- Lined Overhead & Base Cabinets
- Laminate Backsplash & Oak Edge
- 30" Overhead Cabinets
- Drawer Over Door Cabinet Design
- Metal Drawer Guides
- Brushed Nickel Cabinet Door Hinges
- Receptacles Above Counters are GFI Protected

## UTILITY

- 200 (40/40) Amp Long Box Electric Panel
- 12-2 Wiring
- Plumb For Washer and Wire for Dryer
- 40-Gallon Electric Water Heater
- ¾" Main Water Shut-Off Valve
- Gas Furnace w/ Auto Ignition
- Digital Thermostat

## BATHROOM

- 60" Tub With 1-Piece Liner (per Print)
- Laminate Backsplash & Oak Edge
- Light Over Vanity Mirror In Master & Guest Bath
- Vented Bath Window (most models per print)
- Bath Vent Fan w/ Light
- Towel & Tissue Holder
- Dual Knob Faucets
- Tub Overflow
- Acrylic Sink(s)
- Anti-Scald Faucets On All Tubs and Showers