

Presidential IRC Modular Standards

GENERAL CONSTRUCTION

- 16" Overhang
- LP® SmartSide® Panel Vertical Siding
- House Wrap
- Vinyl Shutters (front & hitch end)
- 40 lb. Roof Load w/ 5/12 Pitch
- Architectural Shingles
- Dual Pane Vinyl Windows
- 4" Window Trim on Backside of Home
- LP® SmartSide® Fascia & Soffit
- 36"x 80" Steel Front Door
- 36"x 80" Steel Rear Door
- Light at All Exterior Doors
- Dormer (varies per plan)
- 8' Flat Ceiling Throughout
- R-38 Ceiling Insulation
- R-21 Exterior Wall Insulation
- R-21 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 Stained Trim Throughout
- 80" Flat Interior Passage Doors
- Decorative Glass Cabinet Doors (per print)
- Mortised Interior Door Hinges
- Floor Mounted Doorstops
- 1/2" Drywall on Walls w/ Designer Paint Colors
- 5/8" Ceiling Drywall w/ Orange Peel Finish
- Chandelier in Dining Room
- Breakfast Nook/ Morning Room Fixture (per print)
- Switched Light in Walk-In Closets
- Smoke Detector(s) (per print)
- Carbon Monoxide Detector (per state code)
- Water Shut-Off Valves Throughout
- White Wood Shelving In Closets
- Drapery & Valance on Living & Dining Room Windows
- Valances on All Bedroom Windows
- Mini-Blinds on All Windows Except Bathrooms

UTILITY

- 200 (40/40) Amp Long Box Electric Panel
- 12-2 Wiring
- 3" Roof Venting
- Attic Access
- Plumb for Washer and Wire for Dryer
- 40-Gallon Electric Water Heater
- 3/4" Main Water Shut-Off
- Gas Furnace w/ Auto Ignition
- Digital Thermostat

KITCHEN

- 18 Cubic Foot Frost-Free Refrigerator
- 30" Gas Range
- 30" Power Range Hood w/ Light
- Single-Lever Faucet
- Farm Sink
- Oak Flat-Panel Cabinet Doors & Oak Stiles
- Center Shelf in Base Cabinets
- Lined Overhead & Base Cabinets
- Ceramic Tile Backsplash & Solid Surface Edge
- 30" Overhead Cabinets w/ Adjustable Shelves
- Drawer over Door Cabinet Design
- Brushed Nickel Cabinet Hardware
- Metal Drawer Guides
- Hidden Hinges in Cabinets Doors
- Slide-Out Shelves in Cabinet Pantry
- Roll-Out Drawer in Base Cabinet
- Roll-Out Trash Can in Base Cabinet
- Receptacles Above Counters are GFI Protected

BATHROOM

- 1-Pc Fiberglass Tub Guest Bath
- 1-Pc Fiberglass Shower (sized per print)
- Oversized Tub in Master Bath (per print)
- Ceramic Tile Backsplash & Solid Surface Edge
- Shower Curtain & Decorative Valance w/ Rod
- Mirror over Vanity in Master & Guest Bath
- Decorative Lights over Mirror in Master & Guest Bath
- Soffit w/ Recessed Lighting in Master Bath
- Bath Vent Fan w/ Light
- Towel & Tissue Holder
- Single-Lever Faucets
- Tub Overflow
- China Sink(s) w/ Overflow
- Anti-Scald Valves on All Tubs and Showers