

EPC04 Morgan



Model EPC04

TWO STORY

4 Bedrooms • 2 Baths

Width.....66'-0"

Includes Garage

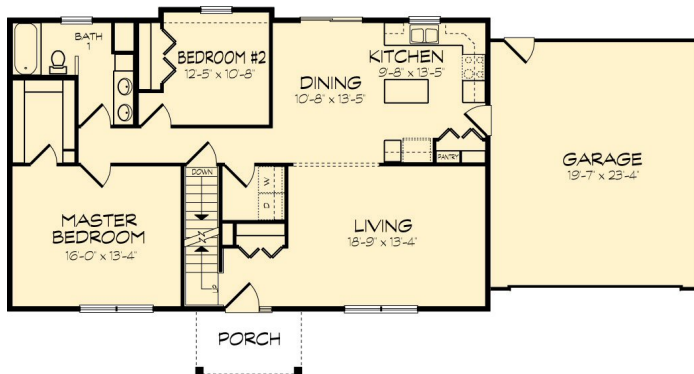
Depth.....28'-0"

Main Floor.....1299 sq.ft

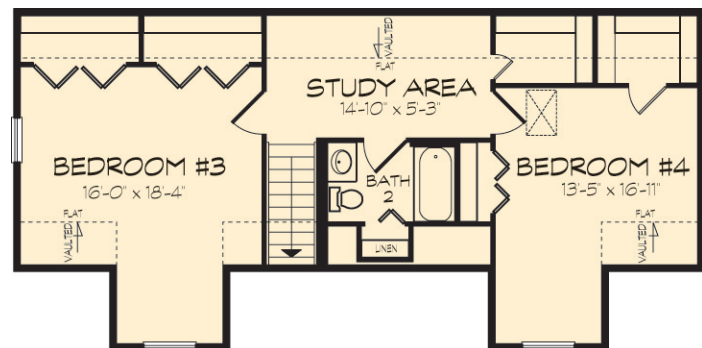
Upper Floor.....889 sq.ft

Total Area.....2188 sq.ft

Garage not included in total area



FIRST FLOOR



SECOND FLOOR



**Pine Creek
Construction**

Inc.



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Designs may be modified
Your home may vary from renderings

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WHAT PINE CREEK CONSTRUCTION INC BUILDS FOR YOU

STANDARD FEATURES

Floor System

- 2 x 10 SPF 16" o.c.
- 2 x 10 SYP 16" o.c. as required for longer spans
- 3/4" Nominal T & G OSB Floor Decking
- Wood Bridging, Wood Blocking or Metal Bridging Optional (Choice of Any)
- Wood Beam & Posts (Optional on Panelized)

Exterior Walls

- 2 x 6 Studs 16" o.c.
- 3/8" Nominal OSB Sheathing
- R-19 Insulation (Optional on Panelized)
- 8' Nominal Wall Height (Selected Plans & Rooms Have Taller Wall Heights)
- Primed Pine Overhead Garage Door Frame (Door by Builder)
- Tyvek Housewrap on House and Garage Walls
- 1/2" Gypsum Drywall Interior Finish by Builder (Included on Modular and in bath cores)

Interior Walls

- 2 x 4 Studs 16" o.c.
- 2 x 6 Plumbing Walls as Required
- 1/2" Gypsum Drywall Interior Finish by Builder (Included on Modular and Inside Bath Cores)

Stairs

- Enclosed Basement Stairs-Routed Stringer with Particle Board Tread and OSB Riser
- Open Basement Stairs & 1st to 2nd Floor Stairs-Notched LVL Stringer (3) with Oak Skirtboard,
- Particle Board Tread and OSB Riser

Roof System

- Engineered Roof Trusses 24" o.c.
- Raised Heel (Usually 10")
- 1/2" Nominal OSB Roof Sheathing
- Vaulted Ceilings per Plans
- 12" Rake Overhang, 16" or 24" Eave Overhang per Plans
- 6/12 or Greater Main Roof Pitch per Plans
- Various Roof Pitches on Porches and Front Facing Gables, etc.

Roof Finish

- Aluminum Fascia and D-edging, Vented Aluminum Soffit
- Insulation by Builder (Included on Modular)
- 1/2" or 5/8" Gypsum Drywall Ceiling Finish by Builder (Included on Modular and Inside Bath Cores)
- 15# Felt and XT30AR Shingles
- Ice Guard (Modular Only...Optional on Panelized)
- Shingle Vent at Ridges Over Heated Areas

Windows and Patio Doors

- White Vinyl Single Hung (Double Hung and Casement Optional)
- Grills in Airspace per Plans (Front Elevation)
- Vinyl Sliding Patio Doors per Plans
- Screens Included on all Operable Windows and Patio Doors
- Tempered Glass as Required by Codes

Exterior Doors

- Insulated Metal Entry Doors, Sidelights and Transoms per Plans
- Georgian Bright or Antique Brass Hardware

Siding

- All Models Base Price is with No Siding
- Vinyl, Premium Vinyl, Cedar, Log, and Fiber Cement Sidings Optional
- Shutters, Louvers, and Trim Boards per Plans
- Primed Pine Porch Columns and Railings per Plans

Interior Trim and Doors

- Pre-finished Colonial Oak Casing and Base Moulding
- Pre-finished Flush Oak Doors
- Wood Surround and Casing Standard on Windows
- Traditional Post to Post Pre-finished Oak Open Stairwork
- White Vinyl Wrapped Closet Shelving and Rod
- Georgian Bright or Antique Brass Door Hardware

Cabinets and Countertops

- Spring Valley Oak Square Cabinets
- Triple Cove Laminated Countertops
- Other styles of cabinets and countertops optional

Floor Coverings (Bath Cores and Modular Only)

- Vinyl Inlaid Floor Coverings and Underlayment (Factory Installed) in all Bath Cores and Modular
- Carpet (Field Installed) in Modular Only
- All Other Floor Coverings Optional or by Builder

Plumbing, Fixtures and Bath Accessories (Optional on Panelized)

- Bath and Laundry Cabinets Match Kitchen Cabinets
- Triple Cove Laminated Countertops
- Vitreous China Water Closet and Lavatory
- One Piece Fiberglass Tub, Tub/Shower or Shower Units per Plans
- Chrome Faucets and Bath Accessories (Towel Bar, Towel Ring, Paper Holder, and Robe Hook)
- Medicine Cabinets optional

Electrical (Optional on Panelized)

- Classic Light Fixture Package per Plans and Building Products Manual
- 200 amp Electric Service Panel (Included with Rough Electrical Option on Panelized)