

Ranch

Ranch 24'

1,008-1,248 sq. ft.

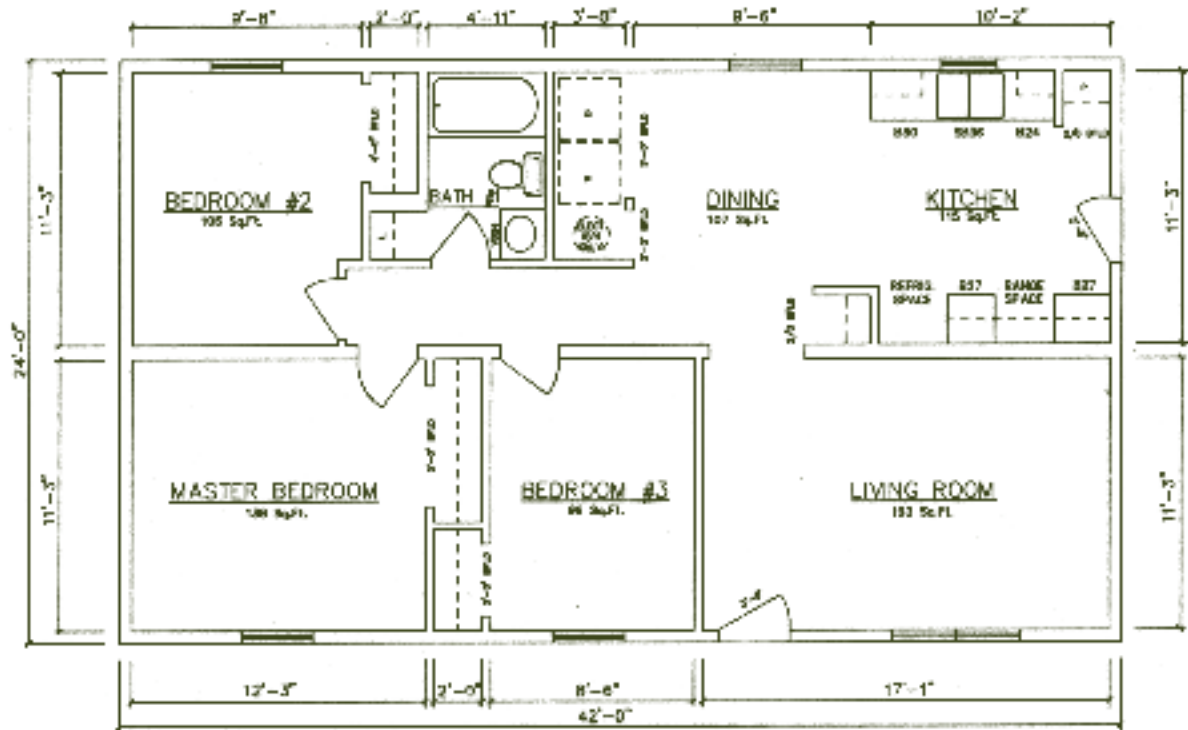
Fremont • Stanton • Alwood



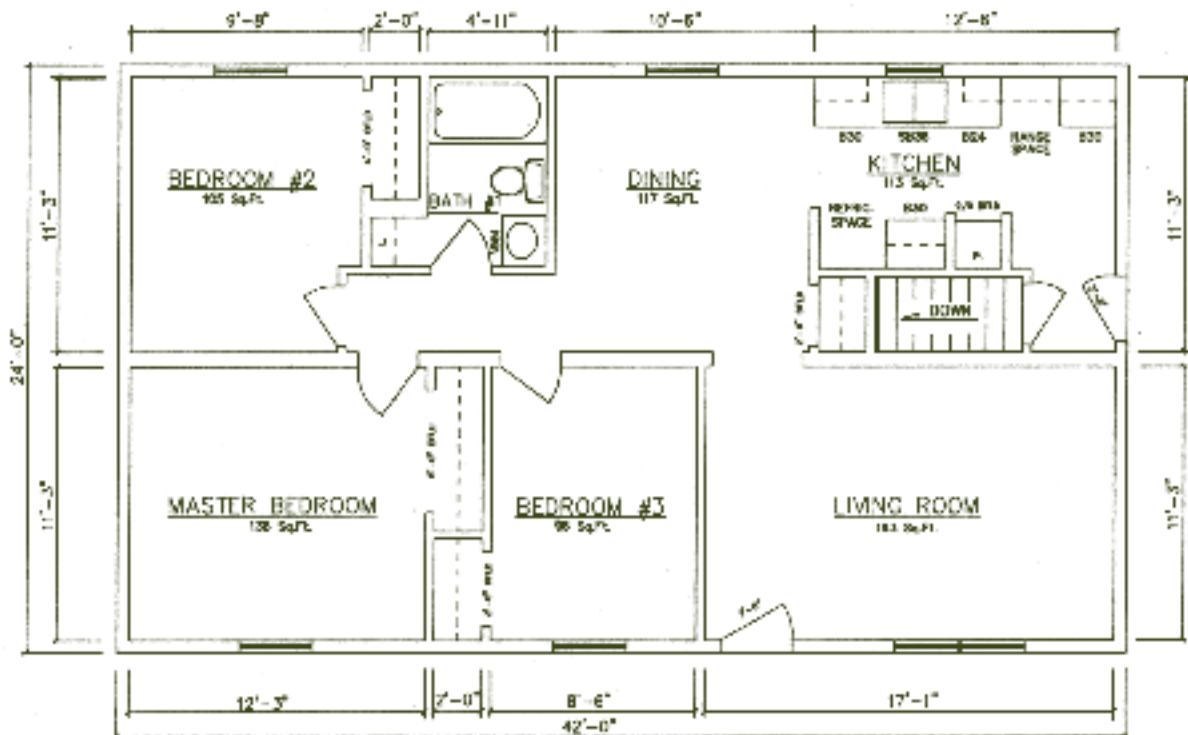
General Housing Corporation
Custom Crafted Construction

Fremont 42' Models

1,008 sq. ft. for Fremont 42' Models



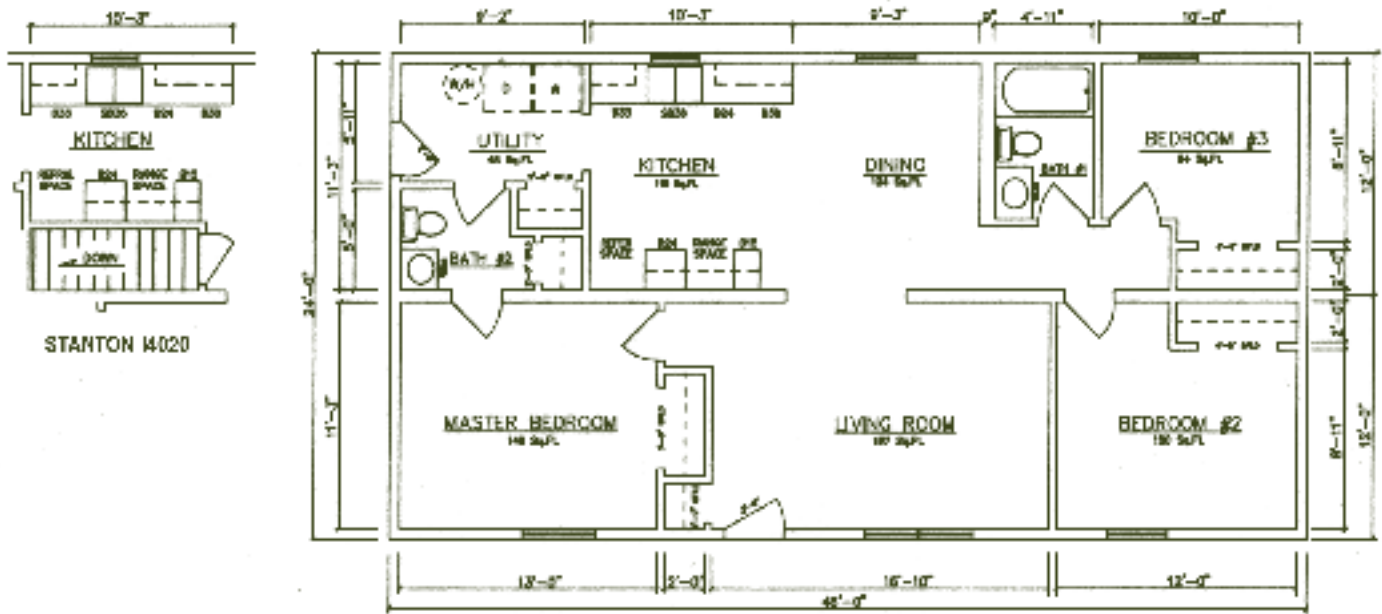
Fremont 14005 (Right Hand - Crawlspace)



Fremont 14000 (Right Hand - Basement)

Stanton 46' Model

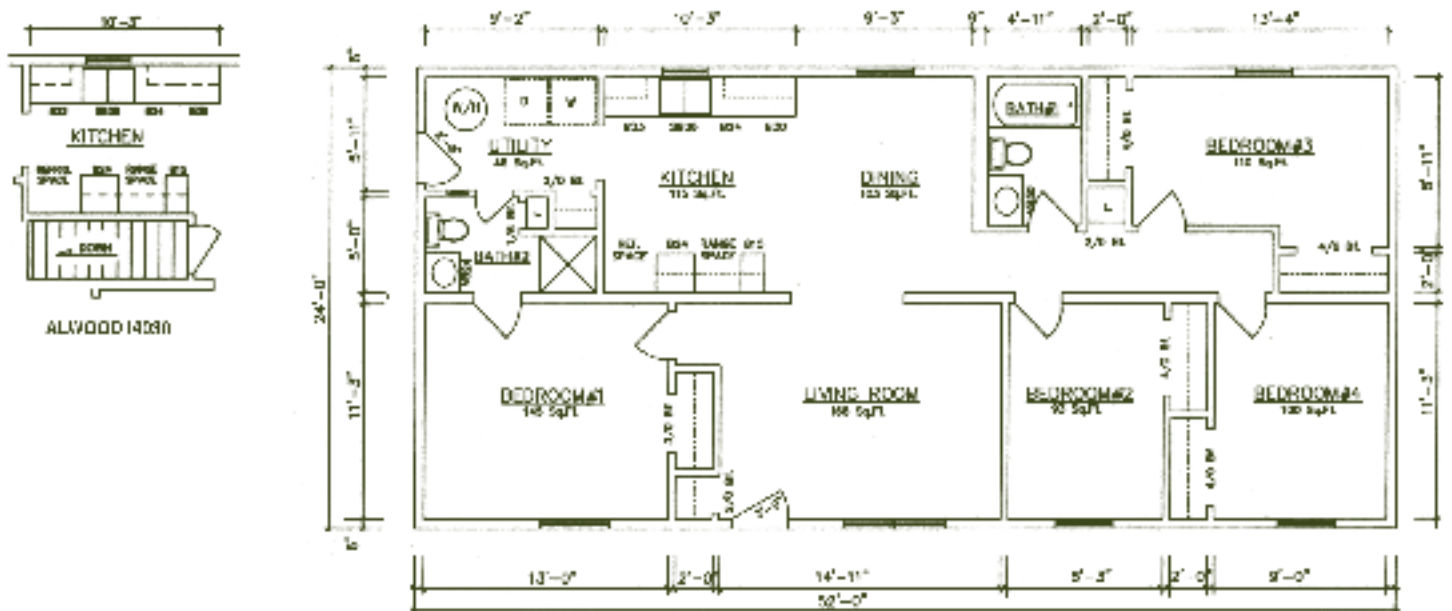
1,104 sq. ft. for Stanton 46' Model



Stanton 14025 (Right Hand - Crawlspace)
14020 (Right Hand - Basement) - see inset

Alwood 52' Model

1,248 sq. ft. for Alwood 52' Model



Alwood 14032 (Right Hand - Crawlspace)
14030 (Right Hand - Basement) - see inset

Standard Features

Floors

- Double 2x10 band joist on perimeter of floor
- 2 x 10 floor joists 16" O.C.
- 3/4" T&G OSB floor decking glued and nailed
- R-19 (6") fiberglass insulation on perimeter of 2x10 band joist
- 2x10 floor joists 24" O.C. 2nd floor on Williamsburg models
- Carpet and pad in bedrooms, living room, and dining room

Exterior Walls

- 2x6 exterior wall studs 16" O.C.
- R-19 (6") fiberglass insulation in sidewalls, with 7/16" OSB sheathing on all exterior walls
- Air infiltration barrier
- Double 4" vinyl siding
- Pella white vinyl single hung windows with low-E glass and screens
- Window grilles on Williamsburg and 2-story models
- Perma-door insulated steel exterior doors with magnetic weatherstrip and threshold
- Vinyl shutters on front of house (except Alpine)
- Porch lights

Interior Walls

- 8' ceiling height
- 2x4 interior walls 16" O.C.
- 2x3 mating walls (2x6 where house comes together)
- 1/2" drywall glued and nailed to walls
- Walls finished with white latex paint

Exterior Roof

Roof Pitch:

3/12 on 24 wide Ranch models

- Pre-engineered truss 24" O.C.
- R-38 (12") fiberglass insulation
- 1/2" OSB roof sheathing
- 1 layer 15# felt under shingles
- CertainTeed asphalt granule fiberglass base shingles
- 20" overhang on 4/12 pitch roofs
- 12" overhang on 12/12 pitch roofs
- Vented soffit system and ridge vent

Ceiling

- 5/8" drywall affixed to trusses and finished with white latex paint
- Wood beams and vaulted ceiling in kitchen, dining room and living room on Alpine models

Interior Trim

- Finished passage and closet doors
- Clear pine finished wood moldings

Cabinets

- Merillat milbridge oak kitchen cabinets with postformed tops
- Merillat milbridge oak bath vanity cabinets with cultured marble tops
- Finished closets with vented shelves

Electrical

- Siemens 200 AMP, 40 space entrance panel (2 in duplex)
- All copper romex (sizes to code)
- Ceiling lights in all rooms but living room and family room

Electrical (continued)

- 2-phone jacks
- Electric door chime
- 1 switched receptacle in living room
- Wall receptacles and smoke detectors to code
- Exterior outlet front and back
- Ceiling vent fan in all baths
- Painted range hood with light

Plumbing

- All polyethylene (PEX) water lines with shutoff valves and air chambers
- P.V.C. drainlines, traps and fittings
- Aker fiberglass bathtub with Orgil shower riser
- Stainless steel kitchen sink, 6" deep
- Orgil faucets on vanities, tub, and kitchen sink
- Washing machine outlet box in utility room
- Ceramic bath stools and tanks

Heating

- Electric baseboard heat (standard in duplex models)
- 30-gallon electric water heater (standard in duplex)

Standard Color Choices

- Bathroom fixtures, siding, shutters, roof shingles and carpet
- Colors can be picked from color samples at builder

Available Features

Floors

- Vinyl floor coverings in kitchen, baths and utility room

Exterior Walls

- 8" horizontal lap cedar siding
- Sliding glass doors
- Optional exterior doors
- Extra insulation in wall (R-21)

Interior Walls

- Lofts on Williamsburg models
- Vault ceiling on ranch models

Exterior Roof

- Extra insulation in ceiling (R-49)
- Gable dormers on 12/12 pitch roofs w/2x6 walls
- 5/12 roof pitch
- 40-70 lb. snow loads
- Porches for Ranch Style Homes

Ceilings

- Vaulted ceiling in living room

Electrical

- Circuit for electric range
- Circuit for electric dryer
- Phone jacks, TV jacks
- Ceiling fan wiring
- Communication box and conduit

Appliances

- Refrigerator 21 cu. ft. two-door
- Deluxe 30" electric range (incl. circuit)
- Deluxe 30" gas range (nat. or L.P.)
- Dishwasher 24" (built-in)
- Garbage disposal
- Automatic washer
- Electric dryer
- Vented range hood
- Microwave range hood

Plumbing/Heating

- Copper water supply lines
- Baseboard electric heat
- Whirlpool bathtubs
- Prepared for HVAC
- Glass bathtub and shower doors
- Utility/laundry tub

Other Options

- Stair handrail and balusters
- Opposite hand elevations
- Extra windows available
- Garage packages (includes shingles, siding, corner post, fascia and soffit material)
- Optional interior doors and trim

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All prices, specifications and materials are subject to change without notice. Some of the features shown on elevation drawings in the literature may be options.

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