



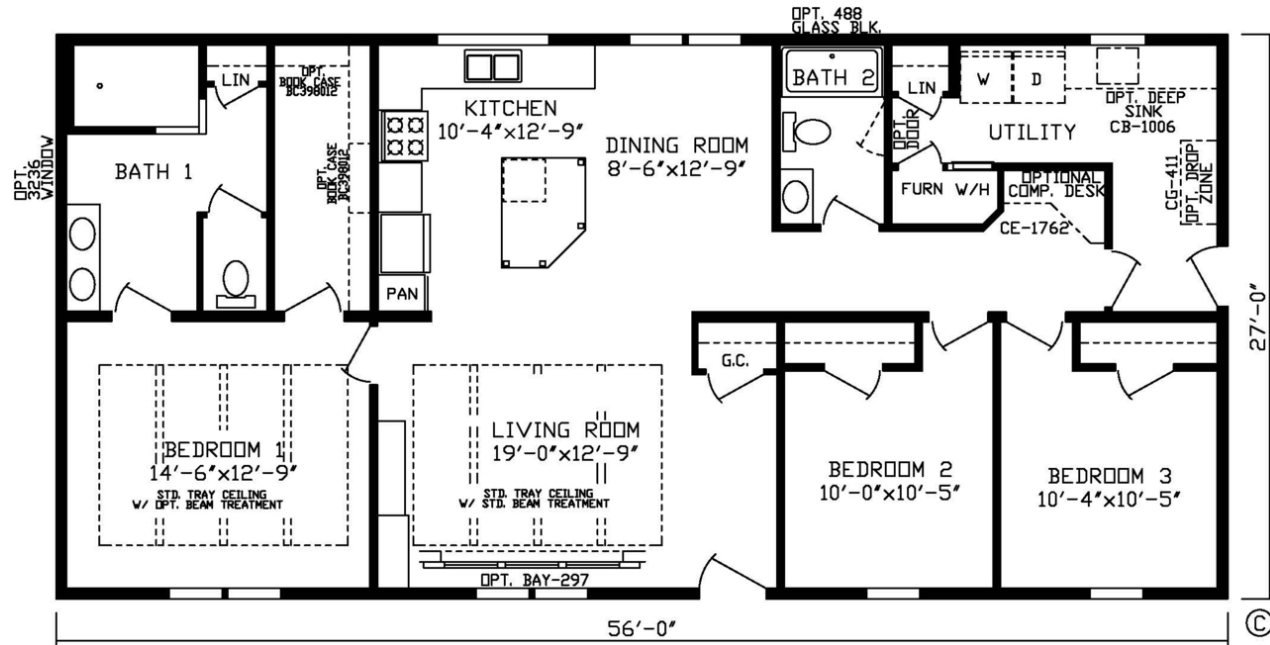
Pebble Beach 92574KS

3 Bedrooms, 2 Bathrooms, 1512 Square Feet

Series: Master Series

Home Type: Modular

Floor Plan



Fairmont Homes, LLC

www.fairmonthomes.com

*IMPORTANT: Because we continuously update and modify Fairmont Homes products it is important for you to know that our brochures and literature are for illustrative purposes only. All information contained herein may vary from the actual home we build. Dimensions are nominal and length and width measurements are from exterior wall to exterior wall. The right is reserved to make changes at any time, without notice or obligation, in prices, colors, materials, specifications, features and models. Please check with your retailer for specific information about the home you select. (Add approximately four feet to determine transportable length.)

Masters Series Standards

Energy Saving Standard Features of the Masters Series Home

Energy Star **Kinro** Low E Thermopane Windows
Exterior Weather Wrap
OSB Exterior Sheathing Sidewalls & Endwalls
Foam Sealant Air Infiltration Barriers (All Windows & Doors)
Roof Insulation - Varies by State for Code Compliance
2x6 Sidewalls with R-19 Insulation
95% Plus High Efficiency **Trane** Gas Furnace
38"x 82" Vinyl Clad 6 Panel Front Door w/Storm
34"x 80" Vinyl clad 6 Panel Rear Door w/Storm
Positive Operating System



Exterior & construction

5/12 Roof Pitch (Ranch) - 12/12 Roof Pitch (Cape Cod)
8' Sidewall Height
Rafters 24" O.C.
Flat Ceilings Throughout
50# North Zone Construction Roof Load
Open Joist Floor System - 16" O.C.
2x10 Lam Beam Floor Construction at Marriage Line
3/4" Tongue & Groove OSB Floor Decking
Perimeter Heat
Interior Walls - 2x4 16" O.C.

Royal Double 4 Dutch Vinyl lap Siding



Owens Corning Architectural Shingles (Limited Lifetime)

Double Layer Tar/Paper at all Roof Vents & Edges

Double Layer of Shingles at Sidewall Edges

Residential Shutters on Door side

2 Roof Dormers Standard on Cape Cod



Floor coverings

Shaw Nylon Textured Carpet

5 Pound Rebond Carpet Pad

Beau Flor Roll Goods

Roll goods in Baths, Kitchen, Dining Room, Utility & Foyer

Tack Strip Carpet Installation in Living Room, Bedrooms, Halls



Electrical

2 - Exterior GFI Weather Resistant Receptacles

GFI Bath & Kitchen Receptacles

Smoke Alarms

Wire and Vent for Dryer

Coach Lights @ All Ext Doors / **Dual Coach Lights @ Front Door**

Glass Ceiling Light Fixtures in all Bedrooms

(2) Individually switch Recessed LED light in Master Bedroom

Décor

Smooth Finished 1/2" Drywall (Sidewalls). Stippled Ceilings

3-1/2" Base Shoe Molding. 2-1/4" Door and Window Casing.

3-1/2" Crown Molding above Kitchen Overhead Cabinets

Entertainment Center with Book Cases in Living Room

Trey Ceiling with Beams in Living Room

Trey Ceiling in Master Bedroom

Mini Blinds Throughout

* Fairmont Homes prides itself in continuous improvement to ensure the highest quality. Products, standards and specifications are subject to change without notice

Plumbing

Moen Faucets

Plumb for Washer

40 Gallon Electric Water Heater 2/Double Element

Frost Free Faucet

Water Shut-Off Valves Throughout

Stainless Steel Kitchen Sink

Single Lever Kitchen Faucet

Main Water Shutoff in Water Heater Compartment



Baths

Fiberglass Tub in Master Bath

Walk-In Ceramic Tile Shower & Full-Height Shower Fixture

Elongated China Commodes

Furniture Style Dual Lavs in Master Bath

One Piece 60" Fiberglass Tub in Bath 2

Power Exhaust Fan w/Light - All Baths

NEW Waddington Light Fixtures above all Lavs

Doors and Windows

Easy Clean Tilt-Out Sash, Single-Hung Windows

Kinro White Low-E Windows w/Grids

Dead Bolt Security Lock on Steel Doors

Floor Mounted Door Stops

Triple Hinged - Mortised Interior Doors

Pre-Hung Interior Doors

Brushed Nickel Interior Door Knobs

32" Passage Doors Where Available

Wood Interior Furnace Door



Kitchen

Recessed LED Can Light Package STD

40" Overhead Kitchen Cabinets

Cabinet Over Refrigerator

Custom Designed Kitchens w/**Stainless Steel Farmers Sink**

Oak Mortised & Tennon Shaker Cabinets Throughout
Hardwood Cabinet Doors & Stiles with Hidden Hinges

36" European Style Glass Range Hood

Contemporary Brushed Nickel Cabinet Hardware

Birch Lined Cabinets with Drawer Over Door Construction

Adjustable Center Shelf in Kitchen Overheads

Dove Tail Drawer Construction w/Deluxe Rollers & Guides

Brick mold Cabinet Cap

Appliances

18 CF Frost Free Refrigerator

Gas Range

Power Vent Range Hood



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