

## What is a *Full Kit*?

For those of you that want the home built for you with all of the interior elements included, we have the Full Kit. From kitchen cabinets to quality fixtures, you will get a home that is as complete as it is efficient. Our building experts at Simplicity Homes will build the kit home on your land with speed and precision.

### **Full Kit Delivery**

Delivery will be arranged by our preferred builder Simplicity Homes. Because Simplicity already has a robust and reliable supplier network and is offering a special WiseSize building solution the materials are delivered as they would with a typical custom build. Your Simplicity Project Manager is assigned to oversee the building process for your WiseSize home.

## What's in a *Full Kit*?

### **Flooring Systems**

Wood floor is an "I" joist system at a minimum of 19.2" OC, blocked over supports and 3/4" T&G plywood subfloor glued and nailed. This system is also used for two story homes. Girder posts and beams are also included. 3/8" particle board supplied for all vinyl areas in either single or two story homes. Floor framing assembly assumes flat foundation on 24" stem walls.

### **Wall Framing**

Materials for exterior walls are: 2x6 studs, 16" OC for all exterior and plumbing walls, and 2x4 studs, 24" OC for interior partitions. Plates are double top plates with single pressure treated bottom plate for the slab package. Or 2x4 Hem fir or equivalent for bottom plates not in contact with concrete. All openings are enclosed by two full length studs and two full length trimmers with headers at bearing walls. Metal strap bracing is provided where required. 2x4 plumb and align material is furnished for temporary bracing.

### **Siding and Trim**

Sidings per plan are 7/16" L.P Smart Panel with 4" OC vertical grove on all four sides. House wrap is provided on all homes. The exterior trim, fascia and barges are L.P Smart Trim. Exterior trim may be a 4/4 composite material.

### **Roof**

Roof systems are prefabricated trusses at 24" OC 1x4 and 2x4 bracing is provided. Roof pitches are 6/12 or greater, dimensional material is provided for over frame areas as needed. Roof sheathing is 7/16" O.S.B., including overhang. Roofing material supplied is 30-year dimensional shingles with 15 pound underlayment felt. Flashing and valleys are also included along with roof vents. Porch soffits will be 7/16" L.P., smart panel.

### **Windows**

Vinyl dual glazed windows complete with screens.

### **Exterior Doors**

Fiberglass pre-hung entry door, 3'0"x 6'8", raised panel, mortised and drilled. Fiberglass pre hung half light rear door (size varies per plan).

### **Garage Doors**

Homes with garages are furnished with complete overhead steel un-insulated sectional roll up garage door, 16"x7", with hardware and garage jambs. (if garage option is chosen)

### **Hardware and Sheet Metal Items**

- Foundation vents
- Dryer vent, exhaust vents
- Hardware ties where required, including hangers, clips, etc.
- Caulking necessary for windows – siding – sinks

## Electrical

The electrical items needed to wire your home, such as 200 amp panel box, breakers, wires, receptacles, switches, face plates, stud and ceiling boxes and all other materials to complete the job, are included, according to the electrical plan.

## Plumbing

All necessary plumbing piping both waste and supply, parts, pieces and assemblies are provided to complete the plumbing scope per code. Waste and supply lines are stubbed outside the foundation at least 24".

## Interior Doors, Interior Trim, and Bath Hardware

- Pre-hung hollow core raised panel paint grade interior doors.
- Shelves, poles, hook packages, and sliding doors for closets.
- Paint grade casing, 2 ¼" colonial for doors and sills and aprons for all windows
- MDF baseboard for finished rooms, paint grade 2 ¼" colonial
- Dead bolts for exterior doors.
- Complete hardware for all doors.
- Weather stripping and threshold for exterior doors.
- One chrome shower rod, one chrome towel bar and paper holder per bathroom, one mirror per vanity.
- Stainless steel double sink for kitchen

## Insulation

Insulation batts with vapor barrier attached are provided. Insulation values vary depending on building location.

## Sheetrock

1/2" drywall is furnished for all interior walls including ceilings. 5/8" type-X wallboard is furnished for firewall between house and garage (if garage option is chosen) Appropriate finishing materials, such a tape, metal corners, premixed mud and topping are included.

## Paint

Interior latex paint is provided for the interior walls and ceilings, millwork and doors in a satin finish. Also furnished is the paint for the exterior siding, overhang, and trim, including caulking.

## Light Fixtures

Can lights and one bath light bar are provided as per plan. Also included is an approved wired smoke detector system, a front door bell and button, and exhaust fan for bathroom, when needed.

## Bath Fixtures

Sink, toilets, fiberglass shower and tubs, mirrors, tub and sink faucets, and shower heads are included.

## Appliances

Self-cleaning, free-standing electric range, Microhood, Dishwasher, Garbage disposal, Water heater – 50 gallon electric

## Cabinets

\*Each plan includes modular prefinished oak cabinets with plastic laminate counter tops in the kitchen and bathrooms. Cabinets come with melamine interiors.

## Heating and Air conditioning

Electric Cadet heaters are provided as shown on plans with thermostat control.

## Floor Coverings

Carpet and 5lb pad is furnished for all rooms except kitchen, entry and baths where vinyl is provided.