

- Anderson® True Divided Light windows
- Alternate sidings
- Alternate heating system
- Corian or Zodiaq counter tops
- Hardwood flooring
- Ceramic tile
- Soffit, recessed lights, plate mirror(s) & sidemount medicine chest
- in place of the tri-view medicine chest(s)
- Integrated Network Homewiring System

- Optional stairrail packages
- Optional Merrillat® kitchen cabinetry
- Upgrade kitchen sink and/or gourmet faucet
- Additional appliances
- Stained & finished interior doors and moldings
- High profile casing and base molding
- Decorative Crown Moldings
- Custom walkin closet storage system
- Optional heating systems

• Specifications may be subject to change without prior notification. The Builder is an independent businessman, not an agent of Simplex Industries. Simplex Industries, Inc. accepts no responsibility or liability, under any circumstances, for any act or omission by the Builder or for materials used by the Builder. • Renderings may include optional features.

- 2x10 Floor Joists, 16" o.c. with solid bridging
- Double 2x10 Matting girders-each module
- 2x6 Exterior Walls, 16" o.c.
- Building wrap on exterior walls
- 2x4 Interior Walls, 16" o.c.
- Double 2x4 Matting Walls, 16" o.c.
- 3/4 T&G Plywood Floor Decking
- 1/2" Plywood sheathing at exterior walls and roof
- R-19 (6") exterior wall insulation
- R-38 (12") ceiling insulation
- 5/12, 9/12 and 12/12 roof pitch 16" o.c. throughout
- 30 Year fiberglass architectural roof shingles
- Shingle Over Ridge Vent
- Aluminum Fascia
- Vented vinyl soffits
- Cable end overhangs
- Armstrong®, no-wax vinyl floor coverings in the Kitchen, Laundry, Baths
- Smooth finish, 1/2" drywall on interior walls - prime painted, white
- Smooth finish, 5/8" drywall on ceilings - prime painted, white
- White decora switches, receptacles and cover plates
- White painted, full profile colonial moldings throughout
- Fully trimmed closets
- Coated wire closet shelving

- Andersen®, white Frenchwood hinged Doors with transom style windows above windows above
- Andersen®, white 400 Series tilwash high performance windows with transom style windows above
- (inswing)
- Certain Teed®, Monogram vinyl siding and vinyl cedar impressions
- Light blocks at exterior light fixtures
- Insulated fiberglass deluxe front entry door with double side light and transom above
- Insulated fire rated garage/hall entry door
- Two exterior weatherproof receptacles on GFI circuit
- 40 breaker capacity, 200 AMP panel box with additional 200 AMP subpanel
- AC/DC smoke detectors per code
- GFI protected Kitchen & Bath circuits
- Baseboard electric heat with individual wall mounted thermostats
- Electric front door chime
- 50 gallon electric water heater
- Anti-scald shower mixing valves
- Single lever Kitchen and Bath faucets (chrome)
- Sink & toilet shut-off valves
- PEX fresh water supply lines
- PVC, schedule 40 drain, waste & vent piping
- 2 TV Jacks
- 2 Phone Jacks

Signature Collection Standard Construction Specifications - The Berkshire by Michael Buchanan Style



Signature Collection



The Berkshire
designed by Michael Buchanan Style

The Berkshire Standard Exterior Features

- Architectural style roof shingles
- Deluxe fiberglass front door with double sidelights and transom above
- Two deluxe front entry lights
- Deluxe entry leverset
- Flat roof over kitchen area to have roofing supplied and installed on site by builder.

- Lineals and shutters at windows per elevation
- Snap in Grills in windows and transoms
- Certaineed Monogram siding with Certaineed Cedar Impression Shake shingles on second floor and gables, per elevation
- Composite Trim Accent boards and frieze boards in eaves
- Wide vinyl corner posts on all corners
- Anderson 400 series windows and patio doors with transom windows above



The Berkshire Standard Interior Features

- White colonial interior doors and moldings
- Deluxe brushed nickel locksets
- Upgrade carpeting and padding throughout all areas other than Kitchen, Baths, Laundry and Foyer
- 9' ceilings throughout the First Floor of the home
- 8' ceiling height throughout Second floor of the home
- Angled tray ceiling in Master Bedroom
- Traditional Oak railings on stairs
- Ventless gas fireplace in hearthroom with whitewashed stone surround
- Wet bar in hearthroom with Seneca Ridge Oak Cabinets and Formica Countertop
- Ventless gas fireplace with wood and decorative surround with sconce lighting, and built in entertainment center above, in the Great Room
- Deluxe dining room chandelier
- Deluxe light fixtures in foyer
- Deluxe canopy lights in foyer
- Library with built in Merrillat Seneca Ridge oak cabinetry and desk
- Deluxe hanging light in kitchen
- Chandelier in hearthroom
- Sconce lighting in foyer, master bedroom and great room
- Recessed lighting in kitchen, great room, dining room, foyer, halls, master bedroom, master bath and library
- Pocket French doors in great room
- Overhead wall cabinets in laundry
- Utility cabinets and window seat (Merrillat Seneca Ridge cabinetry) in hall entry with crown molding above

Kitchen features include:

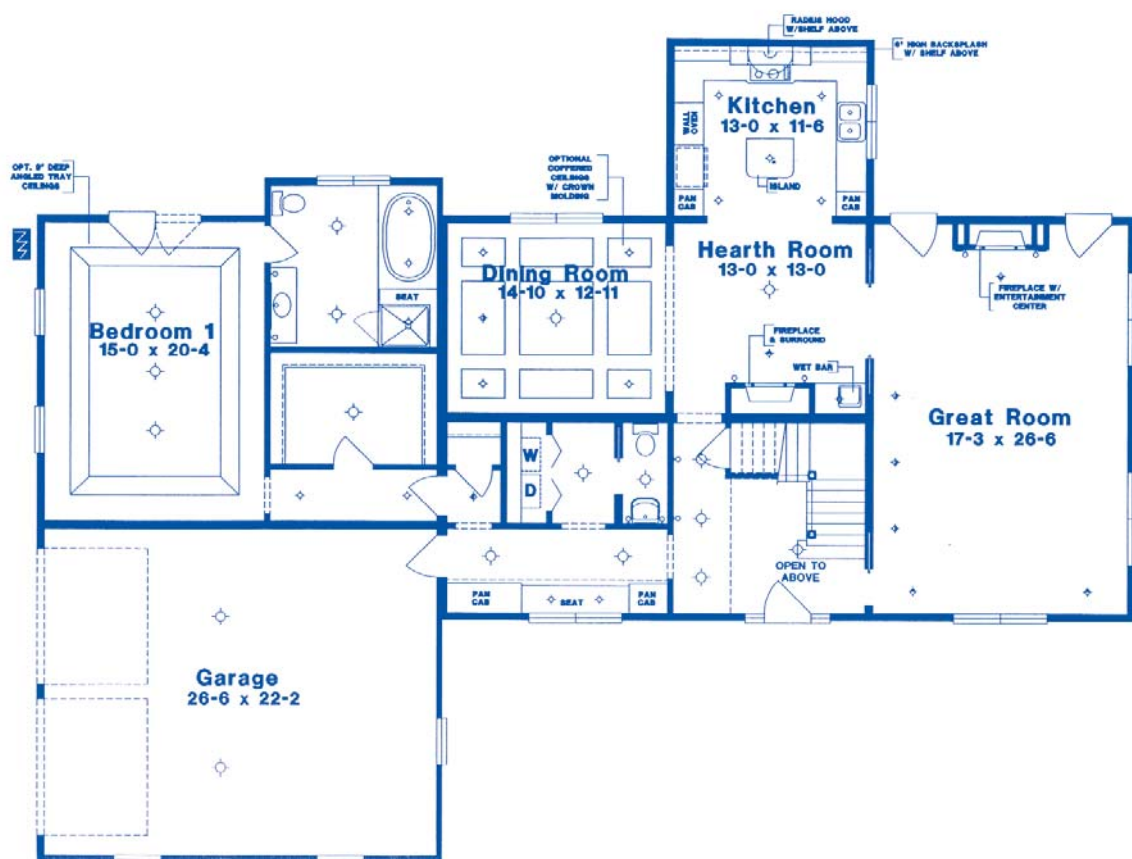
- Merrillat® Seneca Ridge, Oak Arched cabinetry (Choice of SENECA RIDGE OAK, NATURAL, CIDER, MEDIUM or FROST)
- Crown Moldings in Kitchen area above cabinets
- Self-edge countertops, with backsplash. Note: backsplash to have 6" shelf above
- Extra deep, double bowl stainless steel sink
- Tilt-out sink tray
- 5-cycle dishwasher
- Electric Cooktop
- Electric double wall oven
- Broan stainless steel gourmet rangehood

Baths features include:

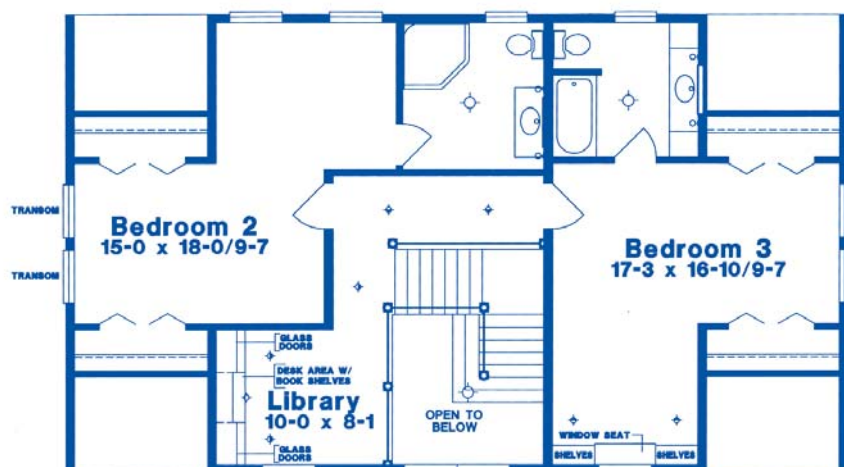
- 1/2 Bath with pedestal sink, mirror and sconce lighting
- Merrillat® ARBOR FALLS vanity cabinetry
- Four fixture color choices
- Cultured marble one-piece vanity tops with integral sink
- Deluxe bath accessories
- Vanity with double linen storage and triview medicine chest with sconce lighting in Bath #3
- Elongated toilets (1.6 gallon watersaver)
- Fiberglass tub in Bath #3
- 48" Neo-angle shower in Bath #2 with chrome enclosure
- Mirror and sconce treatment in Bath #2
- Master bath features: Mirror and light sconce treatment, 48" shower with ceramic tile surround and glass enclosure, whirlpool/spa with solid surface deck and Merrillat surround

Please Note:

Each "Signature Collection" home includes architectural exterior treatments and premium interior features that make the most of the individual home plan. Because these home plans are specifically designed and priced to include numerous items that are traditionally considered upgrades, we can only allow limited floor plan modifications or elevation changes for these models.



First Floor Plan
3075 Sq. Ft. Living Space
588 Sq. Ft. Garage



The Berkshire
A Michael Buchanan
Style Design

Second Floor Plan