



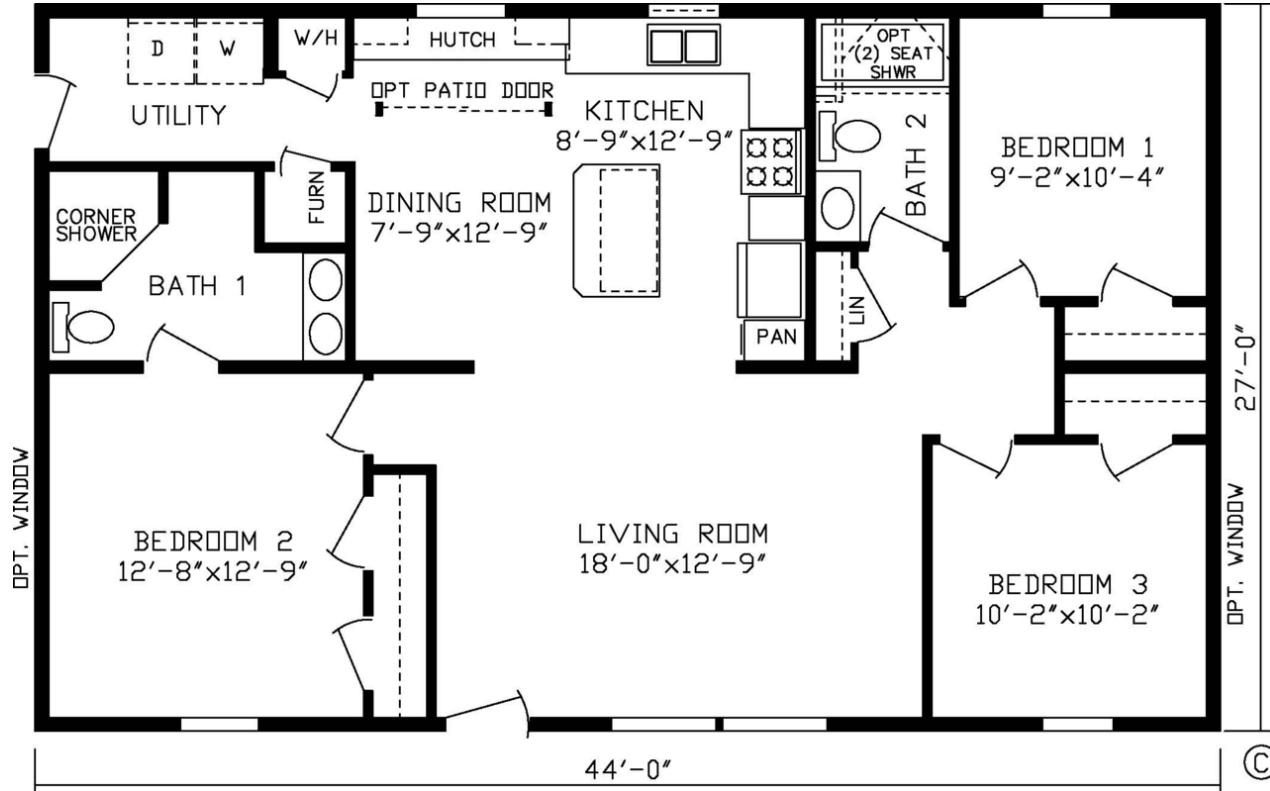
## Balfour 92586K

3 Bedrooms, 2 Bathrooms, 1188 Square Feet

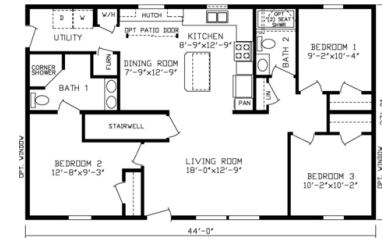
Series: Kingsley Modular

Home Type: Modular

### Floor Plan



### Additional Floor Plans



**Fairmont Homes, LLC**

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# Kingsley Series Standards

## Energy Saving Standard Features of the Kingsley 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  
All Copper Wiring  
GFI Bath & Kitchen Receptacles  
Smoke Alarms  
Wire and Vent for Dryer  
Coach Lights @ All Exterior Doors  
Glass Ceiling Light Fixtures in all Bedrooms

## Décor

Smooth Finished 1/2" Drywall (Sidewalls)  
Stippled Ceilings  
3-1/2" Base Shoe Molding  
Backsplash in Kitchen and Baths  
3-1/2" Crown Molding above Kitchen Overhead Cabinets  
2-1/4" Door and Window Casing  
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  
48" 2-Seat Shower Stall in some Master Baths  
Elongated China Commodes  
Pop-Up Drains on Bath Sinks w/Overflows  
One Piece 60" Fiberglass Tub in Bath 2  
Power Exhaust Fan w/Light - All Baths  
Porcelain 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



## Cabinetry

30" Overhead Kitchen Cabinets  
Cabinet Over Refrigerator  
Custom Designed Kitchens  
Oak Mortised & Tennon Shaker Cabinets Throughout  
Hardwood Cabinet Doors  
Hardwood Stiles with Hidden Hinges  
Brushed Nickel Cabinet Hardware  
Birch Lined Cabinets  
Adjustable Center Shelf in Kitchen Overheads  
Dove Tail Drawer Construction  
Deluxe Roller & Drawer Guides  
Drawer Over Door Construction  
Brick mold Cabinet Cap

## Appliances

18 CF Frost Free Refrigerator  
Gas Range  
Power Vent Range Hood



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