



Signature Series Home Product Features

*All GHC Signature Series homes are
built with pride to meet or exceed the
Michigan Residential Code*



General Housing Corporation
Custom Crafted Construction

Signature Series Standard Features

Floors

- Double 2x10 band joist on perimeter of floor
- 2.5" x 9.25" open web 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
- Mastic Carvedwood 44 Double 4" vinyl siding
- Pella Proline aluminum clad wood windows with low-E glass and full screens in several std colors
- Window grilles on Williamsburg and 2-story models
- Therma-Tru insulated steel exterior doors with 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 Glidden white latex paint

Exterior Roof

- Roof Pitch:
- 4/12 on ranch and 2-story models
 - 12/12 on Williamsburg models
 - 9/12 & 6/12 on Breckenridge models
 - 12/12 & 6/12 on Plymouth models
 - 6/12 on Clarkston and Lexington models
- Pre-engineered truss 24" O.C.
 - R-49 (16") fiberglass insulation
 - 1/2" OSB roof sheathing
 - 1 layer 15# felt under shingles
 - CertainTeed 30 year 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 cathedral ceiling in kitchen, dining room and living room on Alpine models

Interior Trim

- Finished passage and closet doors
- Clear pine finished wood moldings
- Schlage lock sets

Cabinets

- Merillat Spring Valley oak kitchen cabinets with Selfedge tops
- Merillat Spring Valley oak bath vanity cabinets with 1.5" Chamfered Edge 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
- 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 Delta shower riser
- Stainless steel kitchen sink, 8" deep
- Delta single lever heat select faucets on vanities, tub, and kitchen sink
- Washing machine outlet box in utility room
- American Standard ceramic bath stools and tanks

Standard Color Choices

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

Available Custom Features

Floors

- Congoleum Vinyl floor coverings in kitchen, baths and utility room
- Luan underlayment

Exterior Walls

- 8" horizontal lap cedar siding
- Pine and cedar 1/4 log siding
- Wood clad hinged or sliding glass door
- Window grilles on ranch models
- Optional exterior doors (steel or fiberglass)
- Extra insulation in wall (R-21) or (R-24)
- Vinyl single-hung windows w/smart-R glass and screens
- 3/4" Ridged Styrofoam (R-3.8)

Interior Walls

- Lofts on Williamsburg models
- Vault ceiling on ranch models

Exterior Roof

- Gable dormers on 12/12 pitch roofs w/2x6 walls
- Decorative dormer over box-out window
- 5/12, 6/12, 7/12, 8/12, & 9/12 roof pitches on ranch and 2-story models
- Shed dormers on 12/12 pitch roofs
- 40-70 lb. snow loads
- Porches for all home styles

Ceilings

- Vaulted ceiling in living room
- 9' ceiling height
- Tray ceilings
- Finished Pine

Electrical

- Upgrade porch lights
- Upgrade exterior lights
- Upgrade interior lights
- Circuit for electric range
- Circuit for electric dryer
- Bath vent fans with night light
- 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
- 50-gallon gas water heater
- Vented range hood
- Microwave range hood

Plumbing/Heating

- Baseboard Heat Prep
- Water Heaters
- Copper heat lines
- Baseboard electric heat
- Fireplace with fan and glass doors (gas or wood)
- Whirlpool bathtubs

Plumbing/Heating (continued)

- Prepared for HVAC
- Upgrade bath fixtures
- Garden tubs
- Glass bathtub and shower doors
- Utility/laundry tub

Other Options

- Customized floor plans / Design Build
- Stair handrail and balusters
- Opposite hand elevations
- Bi-level configurations
- Casement bow windows (replacement or additional)
- Extra windows available
- Garage packages (includes shingles, siding, corner post, fascia and soffit material)
- Optional interior doors and trim
- Upgrade carpet
- Upgrade shutters
- Upgrade interior door hardware
- Upgrade cabinets
- Cabinets over washer/dryer
- 30' wide floor plans
- 32' wide floor plans
- 14'x28' family room/bedroom additional modules
- See builder for additional custom features

General Housing Corporation

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All dimensions on this literature are nominal: Refer to Engineered drawings for actual measurements.

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.

These specifications do not apply to the Fremont, Stanton, and Alwood models. © 2016 General Housing Corp. SPI-01/16