



# *Shell Series Homes*

## *Specifications*

***Your First Step to a New Home.***

*GHC's quality construction provides a sturdy base for a home tailored to your needs. The modular shell allows you to custom finish the interior and exterior structure on your immediate timetable and within your budget.*



***Custom Crafted Construction***

**General Housing Corporation**

4650 E. Wilder Road, Bay City, MI 48706  
(800) 351-3664 (989) 684-8078 [www.genhouse.com](http://www.genhouse.com)

## SHELL HOUSE STANDARD FEATURES

### Floors

- Double 2 x 10 band joist on perimeter of floor
- 2 x 10 Floor Joists 16" O.C.
- ¾" T&G OSB floor decking glued and nailed
- 2 x 10 floor joist 24" O.C. 2<sup>nd</sup> floor on Williamsburg models

### Exterior Walls

- 2 x 6 exterior wall studs 16" O.C.
- 7/16" OSB sheathing on all exterior walls and mating wall
- Air infiltration barrier
- Pella Vinyl single-hung windows w/Low-E glass and screens
- Therma Tru insulated steel exterior doors

### Interior Walls

- 8' ceiling height
- 2 x 4 interior walls 16" O.C.
- 2 x 3 mating walls (2x6 where house comes together)

### 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
- Pre-engineered truss 24" O.C.
- ½" OSB roof sheathing
- 1 layer 15# felt under shingles
- Winter guard at eaves
- Certainteed asphalt granule fiberglass base shingles
- 20" overhang on 4/12 pitch roofs
- 12" overhang on 12/12 pitch roofs

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## SHELL HOUSE AVAILABLE CUSTOM FEATURES

### Exterior Walls

- Vinyl Siding
- 8" horizontal lap cedar siding
- Pine and cedar ¼ log siding
- Wood clad hinged or sliding glass door
- Window grilles on ranch models
- Optional exterior doors (steel or fiberglass)
- Pella aluminum clad wood windows with low-E glass and full screens

### Interior Walls

- Lofts on Williamsburg models
- Vault ceiling on ranch models

### Exterior Roof

- Upgrade Certainteed shingles
- Gable dormers on 12/12 pitch roofs w/2x6 walls
- Decorative dormer over box-out window
- 5/12, 6/12, 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
- Fascia and soffit

### Ceilings

- Vaulted ceiling in living room
- 9' ceiling height

### Other Options

- Customized floor plans
- 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)
- 30' wide floor plans
- 32' wide floor plans
- 14' x 28' family room/bedroom additional modules

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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. All dimensions on this literature are nominal. Refer to Engineered drawings for actual measurements. These specifications do not apply to the Fremont, Stanton, and Alwood models. © 2005 General Housing Corp. SPI-09/11