

***“Essential”* Series by** Holmes Building Systems



The following floor plans & dimensions are for illustration purposes only. Refer to working drawings for actual dimensions.



"Standard Building Specifications"

Structural Features

- R 30 Batt Insulation in Ceilings
- R-19 Insulation in Walls
- Wind Zone 115 VULT
- OSB Floor Decking 23/32"
- (2 X 10) Floor Joist 16" OC
- (2 X 6) 8' Sidewalls 16" OC
- (2 X 6) Top & Bottom Plates
- (2 X 4) 8' Double Marriage Walls
- Engineered Roof Systems
- 5/12 Roof Pitch

Plumbing

- Water Shut-Off Valves
- Pex Plumbing System
- 50 Gallon Water Heater
- Exterior Frost-Free Water Faucet
(1 @ STD Location Per Plan)
- Whole House Water Shut-Off
- Washer Hook-Up
- Kitchen Pull Out Faucet

Baths

- 60 x 43" Fiberglass Shower, M/Bath (Per Plan)
- 60" Fiberglass Tub/Shower, Hall Bath
- White Shaker Style Vanity Cabinets
- 36" High Lavatory(s) in M/Bath
- 36" High Lavatory in Bath 2
- Towel Bar/Tissue Holder All Baths
- Dual Lever Bath Faucets
- Cultured Marble Lavatories in Baths

Exterior Features

- D5 Royal Vinyl Siding
- 15" Raised Panel Shutters
- 7/16" OSB Wrap Exterior Walls
- 36" 6 Panel Front Door w/No Storm
- 36" 6 Panel Rear Door w/No Storm
(Per Plan)
- 12" Eave Overhangs (All Sides)
- Grid-less Insulated Windows
- House Wrap
- Limited Lifetime Architectural Shingles

Kitchen

- S/S Dishwasher
- S/S Space-saver Microwave
- Stainless Steel Double Bowl Sink
- Laminate Countertop w/ Laminate Backsplash & Ideal Edging
- 30" Overhead Cabinets w/Matching Cove Molding
- Shaker Style Cabinets (Colors- White, Espresso)
- Kitchen Island White Shaker Style Cabinets

Flooring

- 25 oz. Carpet w/ Pad & Tack Strip
(Shipped Loose)
- 6 lb. Re-Bond carpet Pad
- Congoleum Vinyl Flooring in Designated Areas (Per Plan)

Interior Appointments

- 1/2" High Strength Sheetrock Ceilings w/Smooth Finish
- (2 X 4) Interior Wall Construction
- 36" Interior Doors M/Bedroom, MBR Closet & M/Bath
- Mortised Door Hinges
- 3 1/2" Crown Molding
- 6" Baseboard Molding
- 2 1/4" Window/Door Casing
- Metal Shelf over Washer/Dryer
- Finished 1/2" Sheetrock Thru-out
- Lever Interior Door Hardware

Electrical

- Surface Mount LED Can Light Ceiling Fixtures T/O
- Exterior Light @ Doors
- Exterior Electrical Outlets (@ Exterior Doors)
- 200 AMP Panel Box
- Smoke Detector Systems
- Dryer Hook-up with recessed exhaust box
- 1 1/4" Conduit Running Down from Electrical Panel Box for Future Use

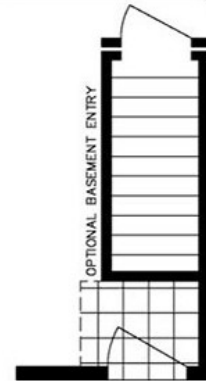
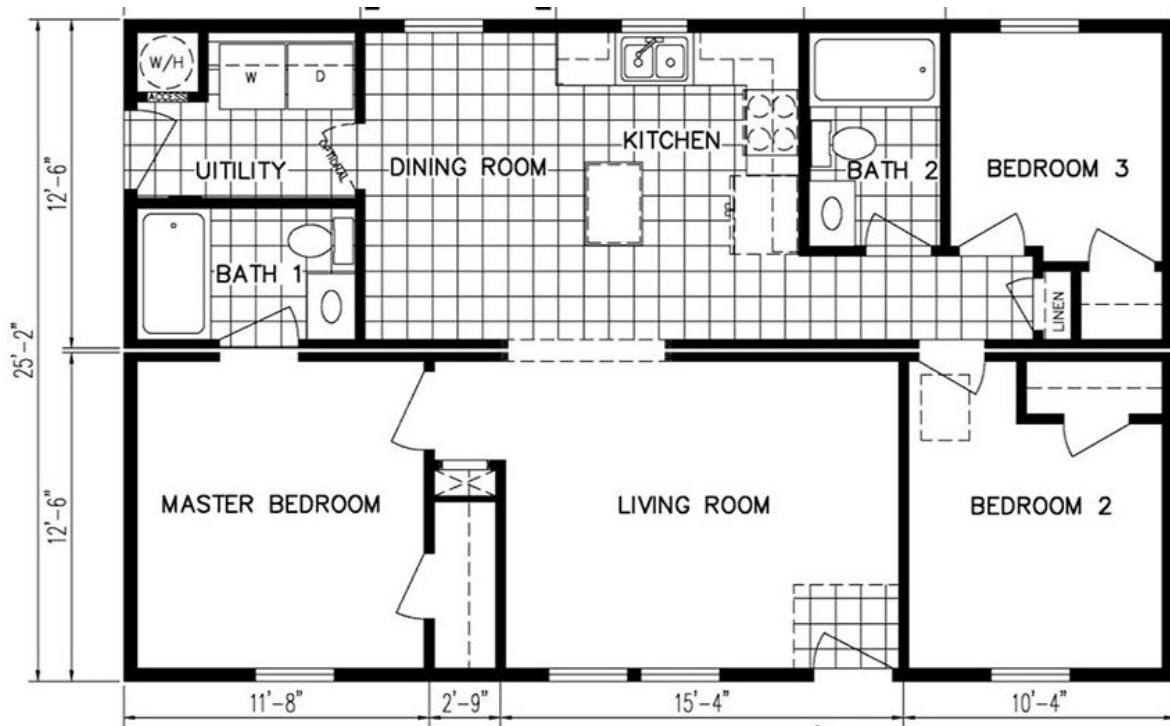
Available Options Per Plan

- 150 VULT Wind Zone
- 30" Smooth Top S/S Range
- 25 CF Side by Side Refrigerator S/S w/Icemaker
- 7/12 Roof Pitch

- Sliding Glass Door(s)
- (2) Pendant lights w/ Separate Switch over Kitchen Island

- Congoleum Vinyl Floor ILO Carpet in Family Room
- Vinyl Plank Flooring (Ship Loose)

The Essential Series by Holmes Building Systems



OPTIONAL BASEMENT ENTRY



Elevation Shown with Optional and On-Site Builder Supplied Items. Consult Your Builder for Pricing.

Chestnut

Model 4025A HBSE R

Approx. 1007 Sq.Ft.



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Robbins, NC 27325
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Elevation Shown with Optional and On-Site Builder Supplied Items. Consult Your Builder for Pricing.



Live Oak

Model 4825A HBSE R

Approx. 1208 Sq.Ft.



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Birch

Model 5425A HBSE R

Approx. 1334 Sq.Ft.

(Includes Porch)



Elevation Shown with Optional and On-Site Builder Supplied Items. Consult Your Builder for Pricing.



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Hawthorn

Model 5625A HBSE R

Approx. 1409 Sq.Ft.



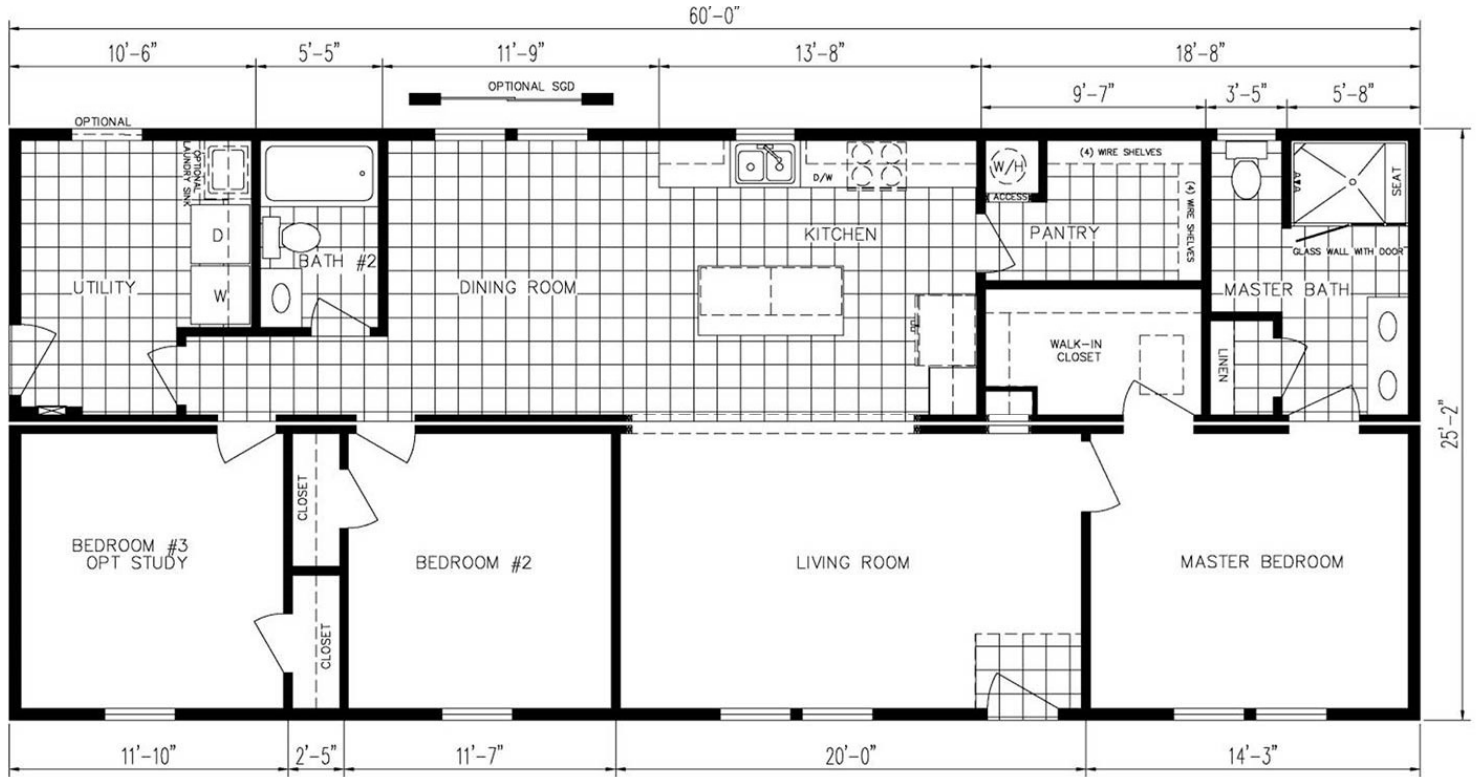
Elevation Shown with Optional and On-Site Builder Supplied Items. Consult Your Builder for Pricing.



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Magnolia

Model 6025C HBSE R

Approx. 1510 Sq.Ft.

Elevation Shown with Optional and On-Site Builder Supplied Items. Consult Your Builder for Pricing.



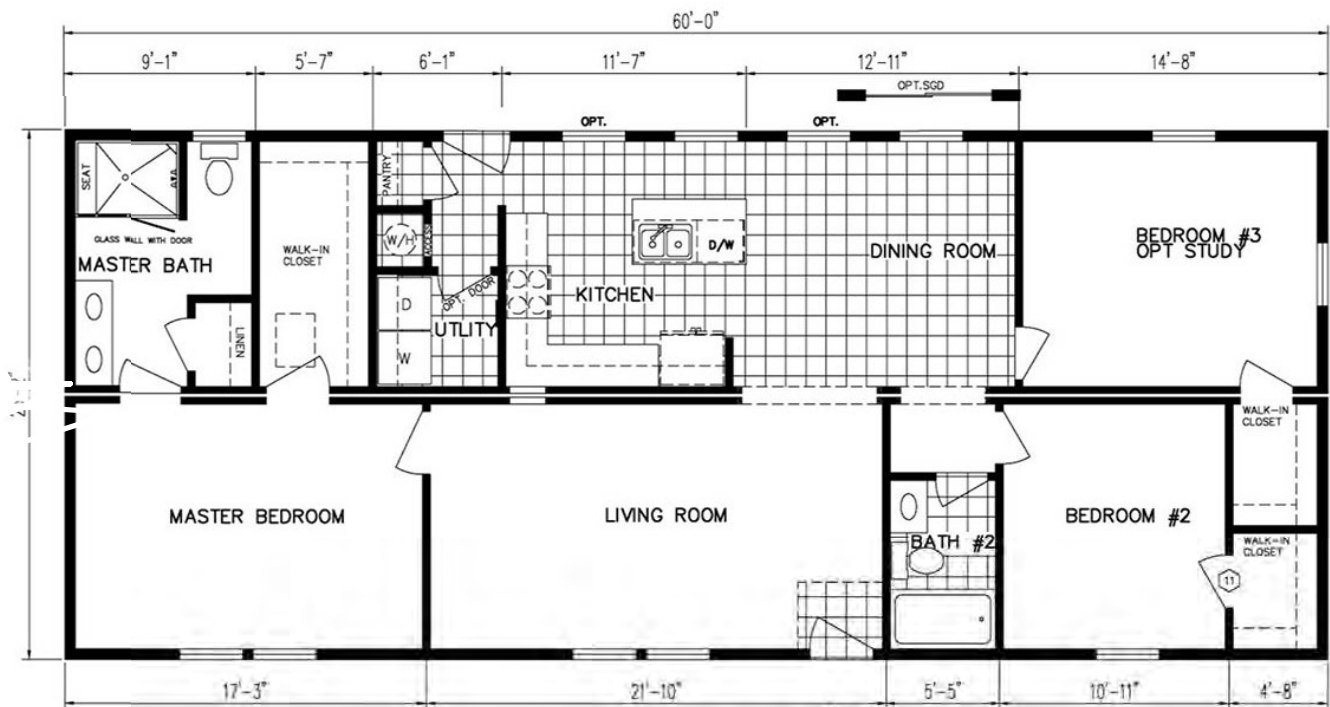
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The *Essential* Series by Holmes Building Systems



Elevation Shown with Optional and On-Site Builder Supplied Items. Consult Your Builder for Pricing.



Willow

Model 6025A HBSE R

Approx. 1510 Sq.Ft.



OPTIONAL BASEMENT ENTRY



Holmes Building Systems

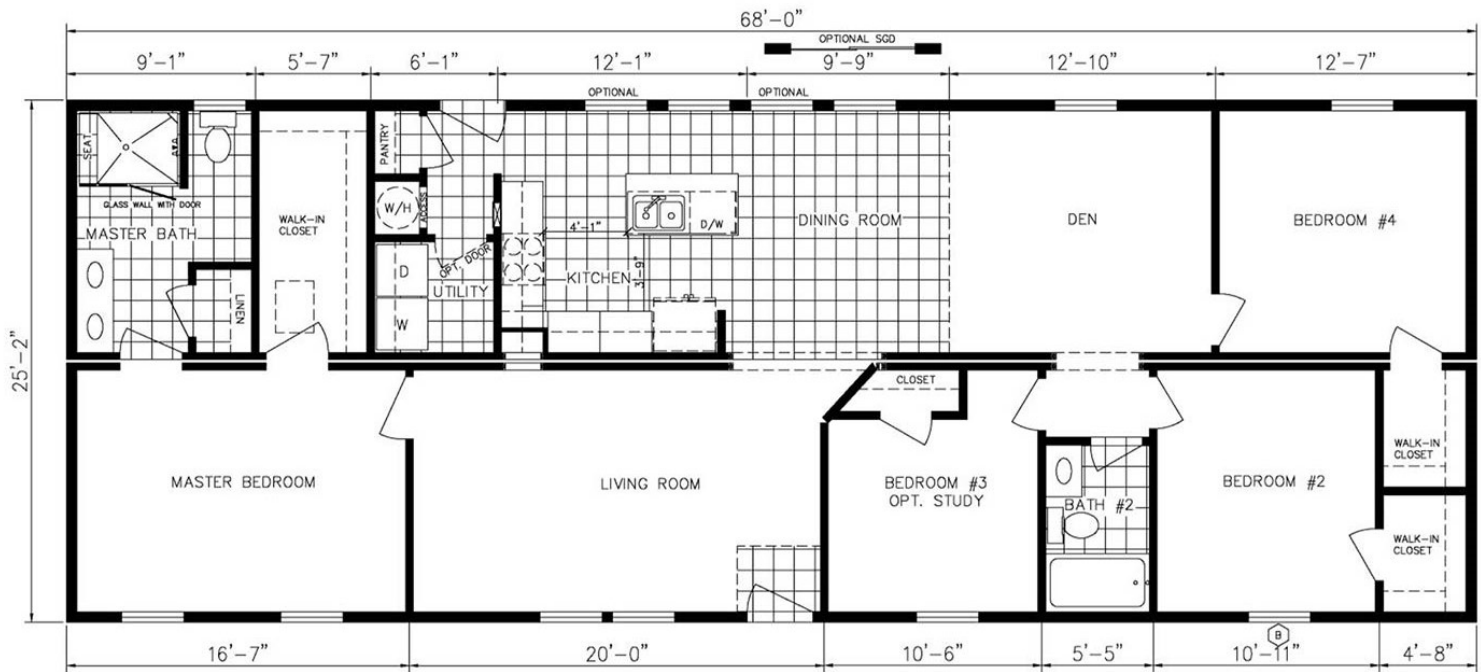
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Cedar

Model 6825A HBSE R

Approx. 1711 Sq.Ft.

Elevation Shown with Optional and On-Site Builder Supplied Items. Consult Your Builder for Pricing.



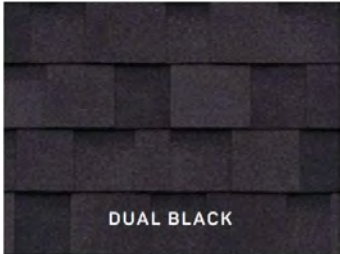
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Essential Series Décor Choices



HARVARD SLATE



DUAL BLACK



DUAL BROWN



WEATHERWOOD



CHARCOAL GREY

Limited Lifetime Warranty Architectural Shingles

Double 5 DL Vinyl Siding



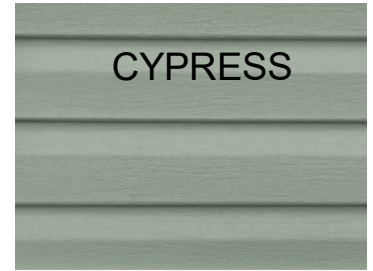
VINTAGE CREAM



WICKER



PEBBLE CLAY



CYPRESS



STERLING



WHITE



HARVARD SLATE

Vinyl Shutter Selections



Green



Brown



Blue



Black



Cranberry

** Some items shown and listed are optional. All items and options not available on all models. Please check with your salesman for availability and pricing.*

Essential Series Décor Choices

Shaker Style Kitchen & Bath Cabinets

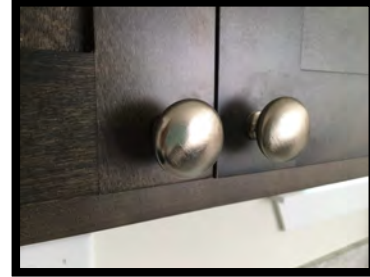
ESPRESSO



WHITE



Door & Drawer Brushed Nickel
Knob Cabinet Hardware



Optional Kitchen 3" x 5"
White Ceramic Subway
Tile Backsplash



Laminate Countertop with Square Edging

Calcutta Marble- 3460



Fantasy Marble- 9302



Antique Mascarello- 3466

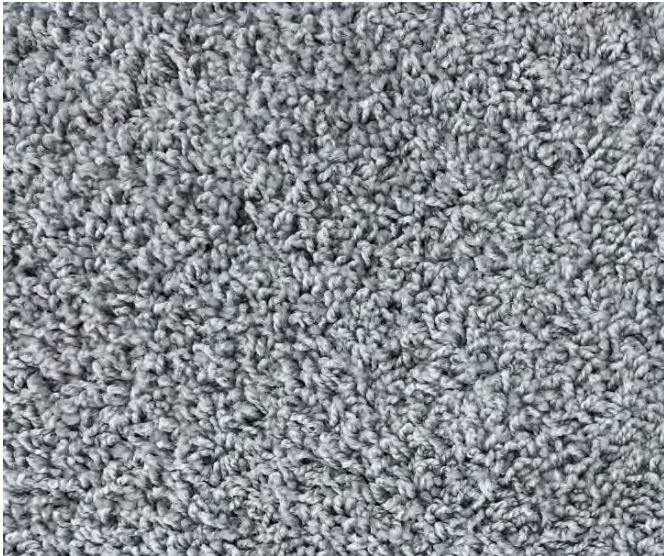
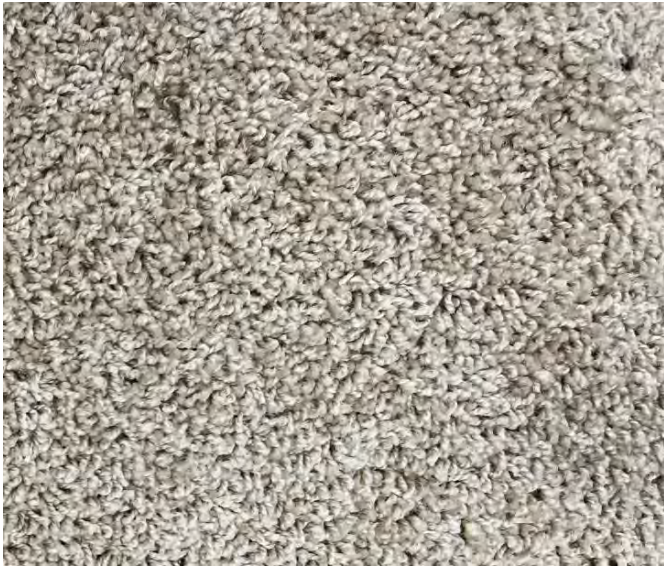


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Essential Series Décor Choices

25oz Carpet

TAN



GRAY

Congoleum Vinyl Flooring

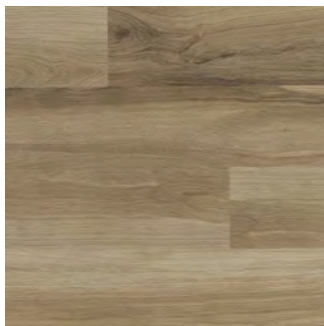


LX 277 Barn Wood
Greige

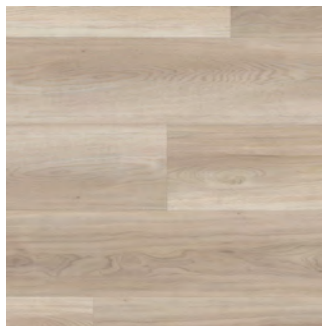


LX 275 Barn Wood
Vintage White

Optional Vinyl Plank Flooring



154 Almond Oak



5091 Lighthouse



556 Smoky Oak

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Essential Series Bath Standards

Hall Bath 60”
Fiberglass
Tub/Shower

White Square Bowl Cultured Marble Bath Vanities



60” x 43” One Piece Fiberglass Tiled Shower Unit
with Bench Seat and Glass Door



Essential Series by Holmes Building Systems

Essential Series Kitchen Features

STD Stainless Steel Spacesaver
Microwave



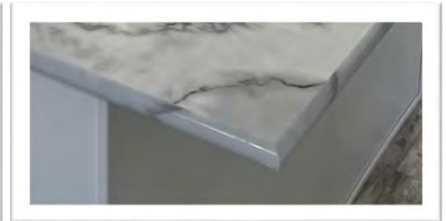
STD Double Bowl Stainless
Steel Sink



STD Stainless Steel Dishwasher



STD Laminate Countertop with
Ideal Edge



OPTIONAL
Stainless Steel 25 Cu.Ft.
Refrigerator



OPTIONAL
Stainless Steel 30" Smooth Top
Range





Your approved Holmes Building Systems Home Builder:



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