



Advantage Series Home Specifications Product Features

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



General Housing Corporation
Custom Crafted Construction

Advantage Series Standard Features

Floors

- Double 2x10 band joist on perimeter of floor
- 2 x 10 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
- Shaw 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 Eclipse Double 4" vinyl siding
- Pella Encompass white vinyl single hung windows with low-E glass, primed extension jambs, and screens
- 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 (Nominal)
- 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
 - 4/12 on 24 wide Ranch 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 vaulted ceiling in kitchen, dining room and living room on Alpine models

Interior Trim

- 6 panel painted passage and closet doors
- Clear pine finished wood moldings
- Dexter satin nickel lock sets and door knobs

Cabinets

- Merillat Basic Series Birch kitchen cabinets with Sefedge tops
- Merillat Basic Series Birch bath vanity cabinets with 3/4" 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 stubbed
- P.V.C. drainlines, traps and fittings
- Aker fiberglass bathtub with Peerless shower riser
- Stainless steel kitchen sink, 6" deep
- Peerless chrome 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, carpet, cabinets, trim, doors, and countertops
- Colors can be picked from color samples at builder

Available Features

Floors

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

Exterior Walls

- 8" horizontal lap cedar siding
 - Sliding glass doors
 - Optional exterior doors
 - Extra insulation in wall (R-21) or (R-24)
 - Double Hung windows
 - 3/4" Ridged Styrofoam (R-3.8)
- Various interior window - extension jamb finishes
Various exterior/interior window colors

Interior Walls

- Lofts on Williamsburg models
- Vault ceiling on ranch models

Exterior Roof

- Gable dormers on 12/12 pitch roofs w/2x6 walls
- 5/12, 6/12 & 7/12 roof pitches on ranch and 2-story models

- 40-70 lb. snow loads
- Porches for Ranch Style Homes

Ceilings

- Vaulted ceiling in living room
- 9' Ceilings (Nominal)
- Finished Pine

Electrical

- Circuit for electric range
- Circuit for electric dryer
- Phone jacks, TV jacks
- Ceiling fan wiring
- Communication box and conduit

Appliances Options

- Plumb ice maker
- Plumb/wire dishwasher
- Omit range hood, install circuit for microwave
- Outside vent range hood
- Garbage disposal installed

Plumbing/Heating

- Copper water supply lines
- Baseboard electric heat
- Whirlpool bathtubs
- Prepared for HVAC
- Glass bathtub and shower doors
- Utility/laundry tub
- Fireplace with fan and glass doors

Other Options

- Customized Floor Plans
- Merillat Spring Valley Oak, Maple, and Hickory Cabinets
- Stair handrail and balusters
- Opposite hand elevations
- Extra windows available
- Window and door surrounds
- Garage packages (includes shingles, siding, corner post, fascia and soffit material)
- Optional interior doors and trim
- 30' wide floor plans
- 32' wide floor plans

General Housing Corporation

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All dimensions on this literature are nominal: Please 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.

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