
KNISS

and Associates, Inc.
KNISS Custom Homes • KNISS Construction

TRADITION SERIES 2006

- Designs:** Custom home plans, for each home, uniquely designed to meet your individual needs and fulfill your dreams.
- Exterior:** Full brick wrap stepped down to follow grade, freeze boards, cultured stone accent wall, address stone and hardy board painted trim. High pitch roofs. Architectural shingles with 25 year manufacturers warrantee. Color coordinated aluminum gutters. Downspouts and sump drains plumbed underground to storm system where possible. Soffit overhangs.
- Entry:** Oversize curved entry walk to covered entry. Front entry door with side light and Schlage lockset opens to spacious foyer with volume ceiling.
- Cabinets:** **Kitchen:** Rich raised panel, hardwood, 36" high, wall cabinets with two piece crown full height to an 8 foot ceiling. Hardwood, raised panel, base cabinets with ¾" all wood dovetail drawers and full under mount or full access extension glides. Features include: waste can unit, tilt out tray in sink base, raised panel decorative panels on exposed cabinet ends and wainscot panel on back of raised bar wall. Laminate top, square edge with two piece backsplash. Matching upper level bar top on half wall.
Master Bath: Hardwood raised panel, kitchen height, base cabinets with standard drawers. Center lap drawer where design permits with two tier cultured marble top.
Powder: Pedestal sink.
Hall / Basement: Recessed panel, base cabinet with standard drawers. Cultured marble top.
Laundry: White, thermofoil, raised panel, base height cabinet with square edge laminate top & inset laundry tub. Wire shelving over washer & dryer with clothes rod.
- Flooring:** I-joists floor system with nailed & glued, tongue & groove OSB sub floor. Allowance enables hardwood or ceramic tile in entries, kitchen and master bath. Upgraded California Berber carpet in living areas. One piece vinyl flooring in hall bath.
- Basement:** Natural light from Daylight basements with full size windows offers real living space where grade permits. 8" poured walls with triple plate to enable full eight foot ceiling height. Mechanicals routed towards basement front for easy finishing. Bath plumbing rough and water softener rough standard. Ten year waterproof guarantee by manufacturer.
- Ceilings/Walls:** ½ inch drywall with knockdown texture on ceilings. Entry walls skim coated, tray ceiling in master bedroom, pan ceiling with crown molding in formal dining room. Two coats of flat paint one color.
- Halls & Steps:** 42-48" entry hall ways & steps. Stairs made from solid 2 X 12 pine.
- Fireplace:** Heat and Glo, direct vent, gas fireplace with simple mantle.

- Interior Doors:** Timeless character of traditional interior trim craftsmanship. Colonist raised panel painted doors with Schlage Accent series levers and hinge anchor screws. Colonial 4 1/4 inch base molding, 2 3/4 inch door casing, fluted jams, 2 3/4 inch window casing or rolled corner drywall. Crown molding in the kitchen and dining area. Chair rails optional. French style closets doors open out for full access.
- Closets:** Master walk in closet. Dust free, vinyl coated, ventilated, wire shelving with free slide rods.
- Windows:** Double hung, dual pane, low-e glass with full screens.
- Laundry:** 1st floor laundry with base cabinet and laundry tub. Inset dryer vent box.
- HVAC:** 90% gas furnace, 13 seer air conditioner with humidifier. Return air vents in all bedrooms. Bath exhaust vents insulated to prevent condensation. Master shower has dedicated exhaust fan.
- Water Heater:** High efficiency gas powervent 50 gallon.
- Electric:** 200 amp service with Decora switches, can lights and bedroom paddle fans.
- Master bath:** Dual sinks with cultured marble top. Custom cultured marble shower. Basco obscure glass door.
- Plumbing:** Moen fixtures and Moentrol valves. Moen stainless steel pull out kitchen faucet, elongated toilets. Two exterior hose bibs plus hot & cold softened bib in garage.
- Appliances:** Whirlpool flat top, self cleaning, range. Dishwasher and microwave with exhaust vented outside.
- Insulation:** Fiberglass batt insulation (attic insulation blown in to R-38). Air infiltration package & Tyvek house wrap.
- Garage:** Oversize garage with space for bikes, trikes, mowers, blowers and waste cans are insulated trimmed and painted. Insulated garage door with aluminum clad on both sides. 3 electric outlets.
- Deck:** Treated wood 12' X 16' with cedar hand rails.
- Landscape:** Tree & shrub package with front yard sod and irrigation system. Seeded back yard.
- Mail box:** Copper with cedar posts and copper top.

