



Jacobsen Homes

2025 TNR

Standard Specifications

Effective Aug 1, 2024

Quality Construction

2-10 Home Buyers Warranty
Fiberglass Shingle Roof, Each Shingle Attached
with Roofing Nails
Truss Roof Rafter System 16" on center
with Double Rafters within 3' of Front and Rear
Cementous Board Fascia, Front, Side, & Rear Overhangs
Ventilated Roof Cavity
Whole House Ventilation System
Asphalt Laminated Reinforced Underlayment in addition to a
ProLinx Synthetic UDL and Asphalt-Laminated
Reinforced Underlayment
Oriented Strand Board Roof Sheathing
Solid One-Piece Structural Center Beams
Knockdown-Finish Cathedral Ceiling
Vinyl Lap Siding
Tongue & Groove Oriented Strand Board Floor Decking
2 x 8 Transverse Floor Construction on 16" Centers
Rust Proof Coated Steel I-Beam Frames
R-19 Blown Cellulose Ceiling Insulation
R-11 Fiberglass Wall Insulation
R-11 Fiberglass Blanket Floor Insulation
Fiber Reinforced Mastic Sealed Airtight Insulated Flex-Duct
System with Sealed Interior Risers Insulated with Fiberglass
Solid House-Type Front Door - Cottage Rear Door
Removable Screens on all Windows
2 x 6 Exterior Walls 16" on Center
3/8" Structural Sheathing on Exterior Walls
House Wrap
2 x 4 Interior Walls on 16" Centers
Marriage Line Gasket Seal (Multi-Section Homes)
Vertical Tie-Down Connectors, max 64" on Center
26-Gauge Uplift Straps or equal connectors at each Stud/Rafter
Shutoff Valves on all Sinks and Commodes
Detachable Hitches

Superior Electrical System

Exterior Weatherproof Receptacle
Outside Lighting by each Exterior Door
Copper Wiring Throughout Home
Smoke Alarm with Battery Backup
150-AMP Service
30-Gallon Quick Recovery Water Heater
Ground Fault Interrupter in Kitchen, Baths, Bonus Room, and
Exterior Receptacles
Enclosed and Sealed Water Heater Compartment
Silent Rocker Wall Switches

Interior Appointments

ProMar 200 Interior Painted Walls
3" Ceiling Cove & 3 1/4" Baseboard
Door Stops on Interior Doors
Deluxe Side Guide Rollers on Drawers
Carpeting & Rebond Pad in Living Room, Dining Room,
Hall, and Bedrooms
2" Faux Wood Blinds on all Windows except Baths &
Decorative Windows
PVC Vertical blinds on Sliding Glass Doors
Wood Window Sills
Colonial Doors with 2 1/4" Door Casing and Lever Handles
30" Bedroom Doors
Vented Vinyl Shelving in Closets
Washer & Dryer Hookups

Spacious Kitchens

Truffle Cabinetry
Backs on all Cabinets
3" Cove Molding on Overhead Cabinets
Adjustable Shelf in Overhead Cabinets
30" Power Vent Range Hood with Light
Moen Single-Lever Chrome Mixing Faucet
Deep Double Bowl Stainless Steel Sink or White Sink
Track Lighting
Tile Back-Splash on Kitchen Counters

Luxury Bathrooms

Moen Dual Knob Chrome Faucets
China White Lavatories
Pop-Up Drains on Tub and Lavatories
Exhaust Fan
60" Molded Fiberglass Bathtub
48" Molded Fiberglass Shower (Most Models)
Tempered Glass Shower Door
Elongated Porcelain Commodes
36" High Residential Cabinets
Tile Back-Splashes on Vanity Counter-Tops
Acrylic Block Bath Window - Some Models