



YORK
RANCH
MODEL



MODEL: YORK
FACTORY: KBS
SIZE: 28X44 OR 26X44
(all models)
LAYOUT: 9-PLANS TO
CHOOSE FROM

#2A

28X44

3-BEDROOMS, 1 3/4-BATHS,
REV. GABEL DORMER OVER BED-2,3
W/OPEN L.R. TO D.R. & KITCHEN, &
SLIDING REAR PATIO DOOR

26' WIDE AVAILABLE IN ALL MODELS

#1A

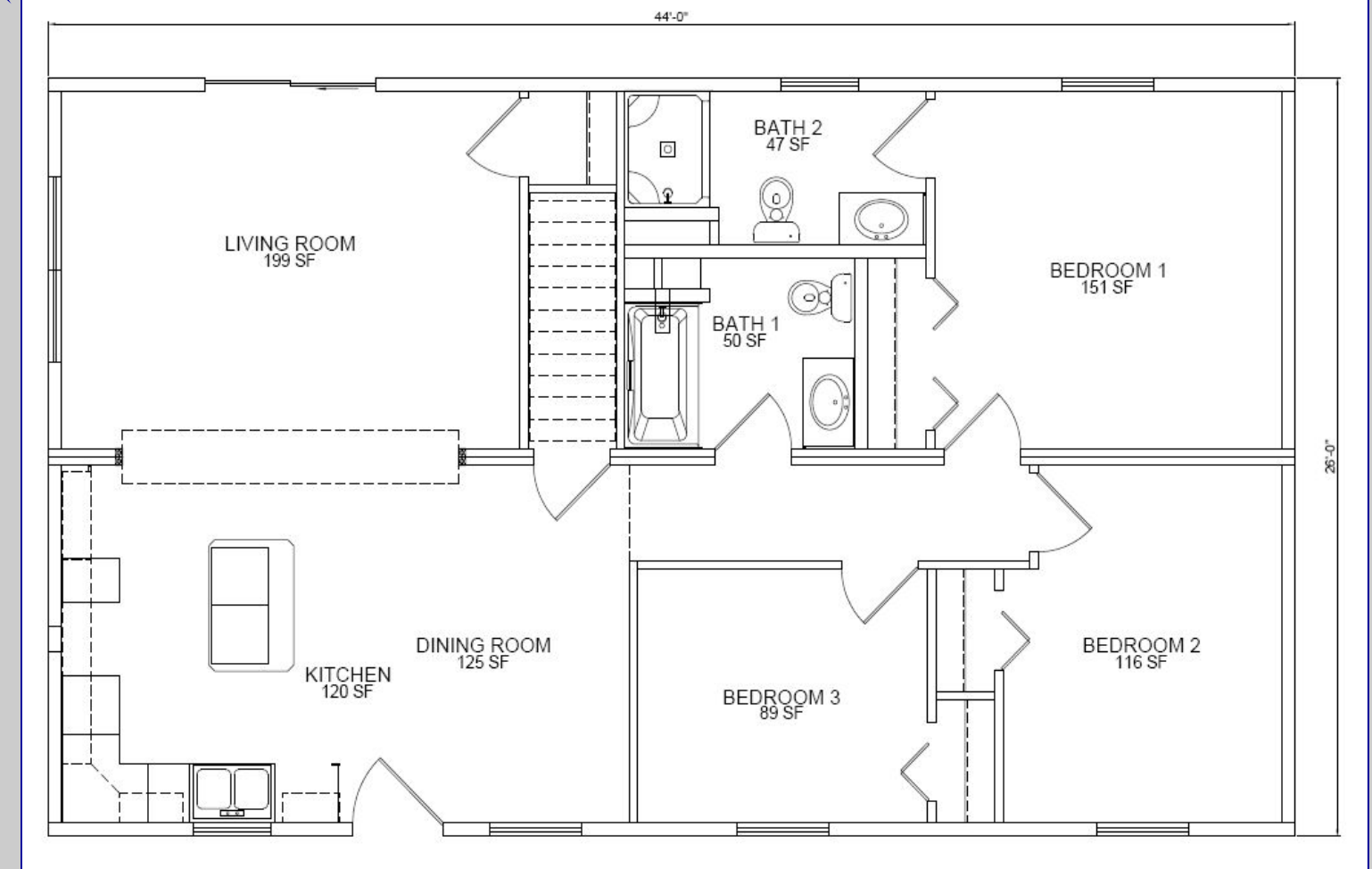
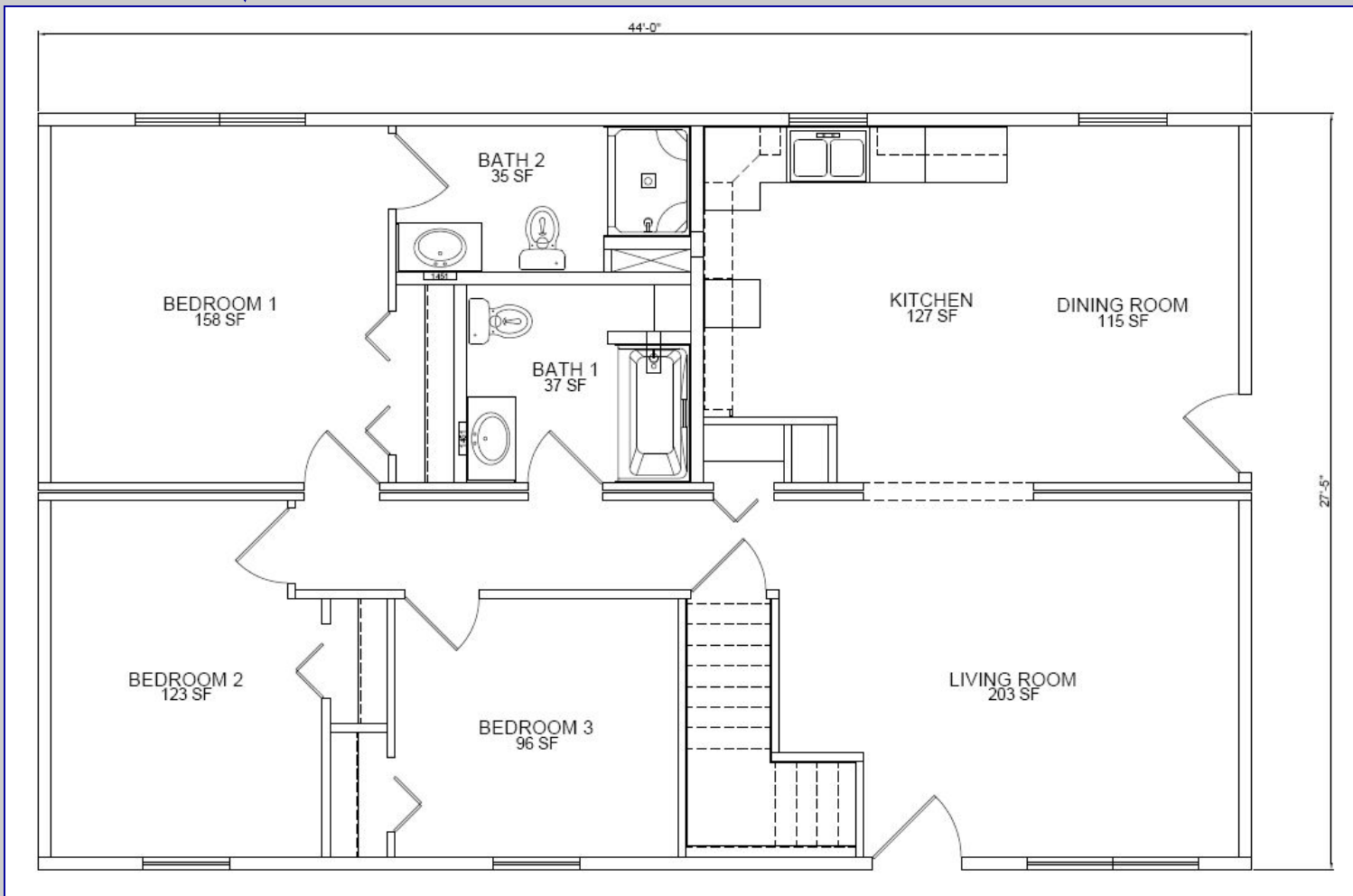
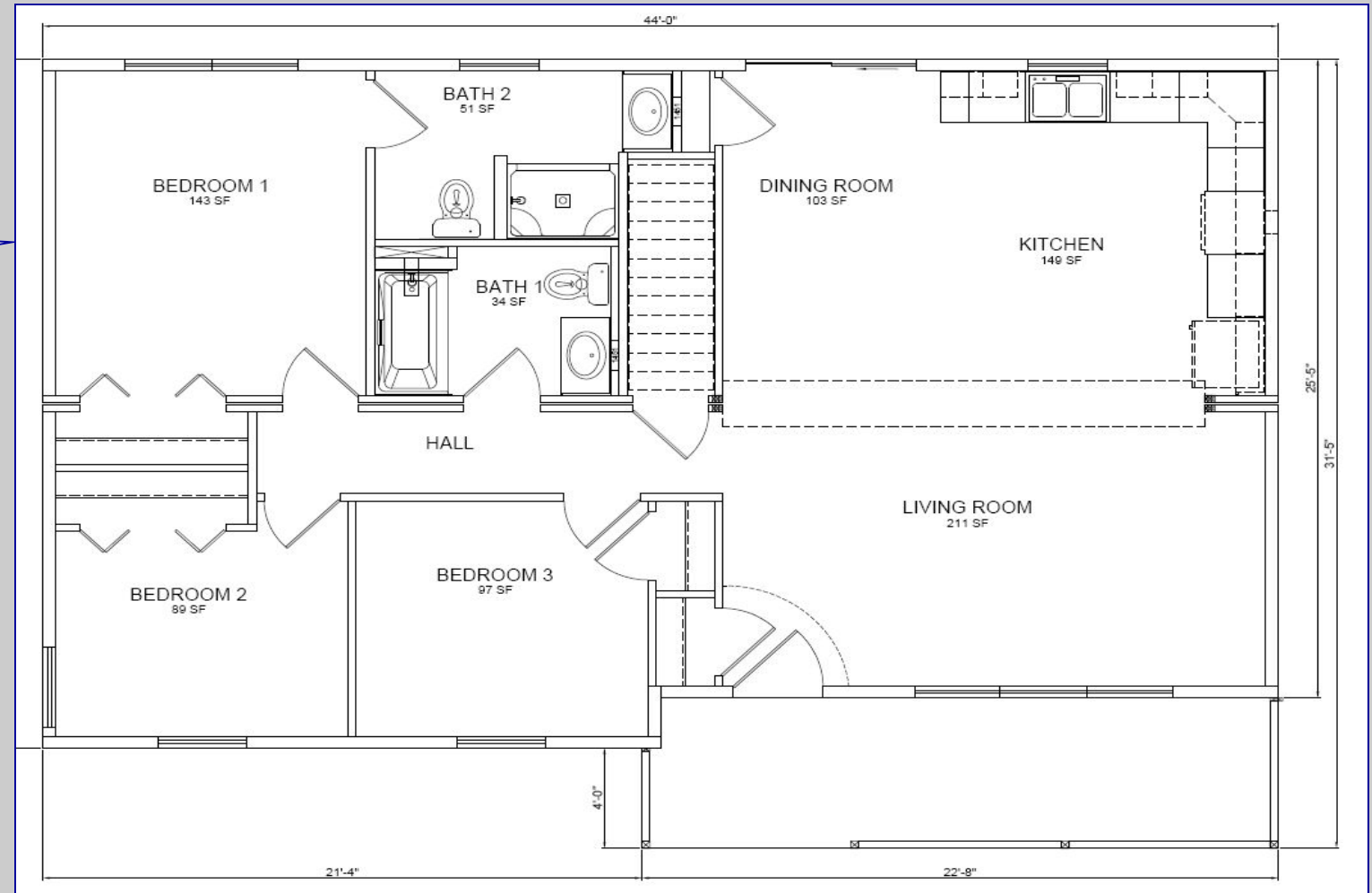
28X44

3-BEDROOMS
1 3/4-BATHS
FRONT & SIDE ENTRY

#3A

28X44

3-BEDROOMS
1 3/4-BATHS W/FRONT
KIT. OPEN TO L.R., &
REAR SLIDING PATIO
DOOR

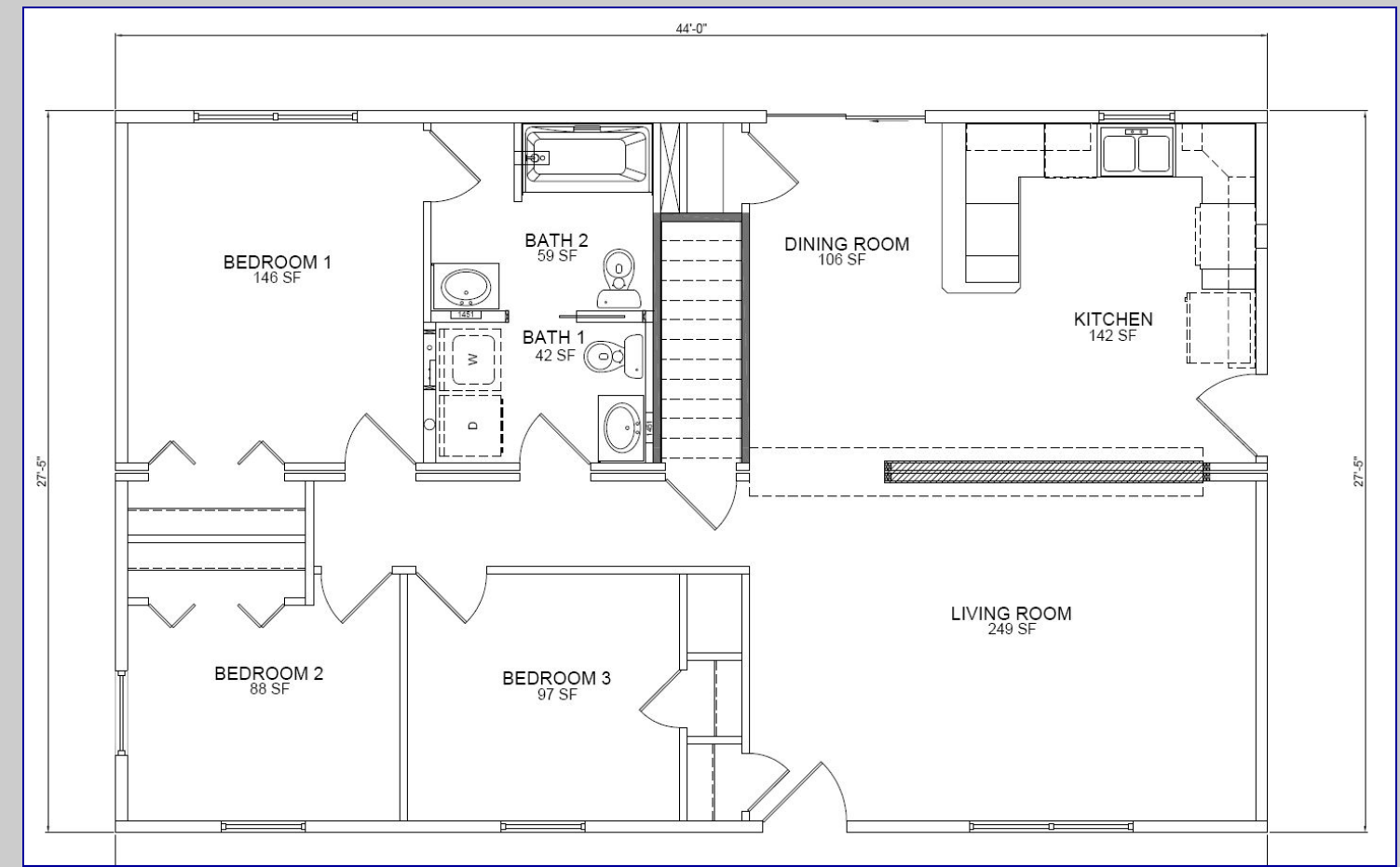
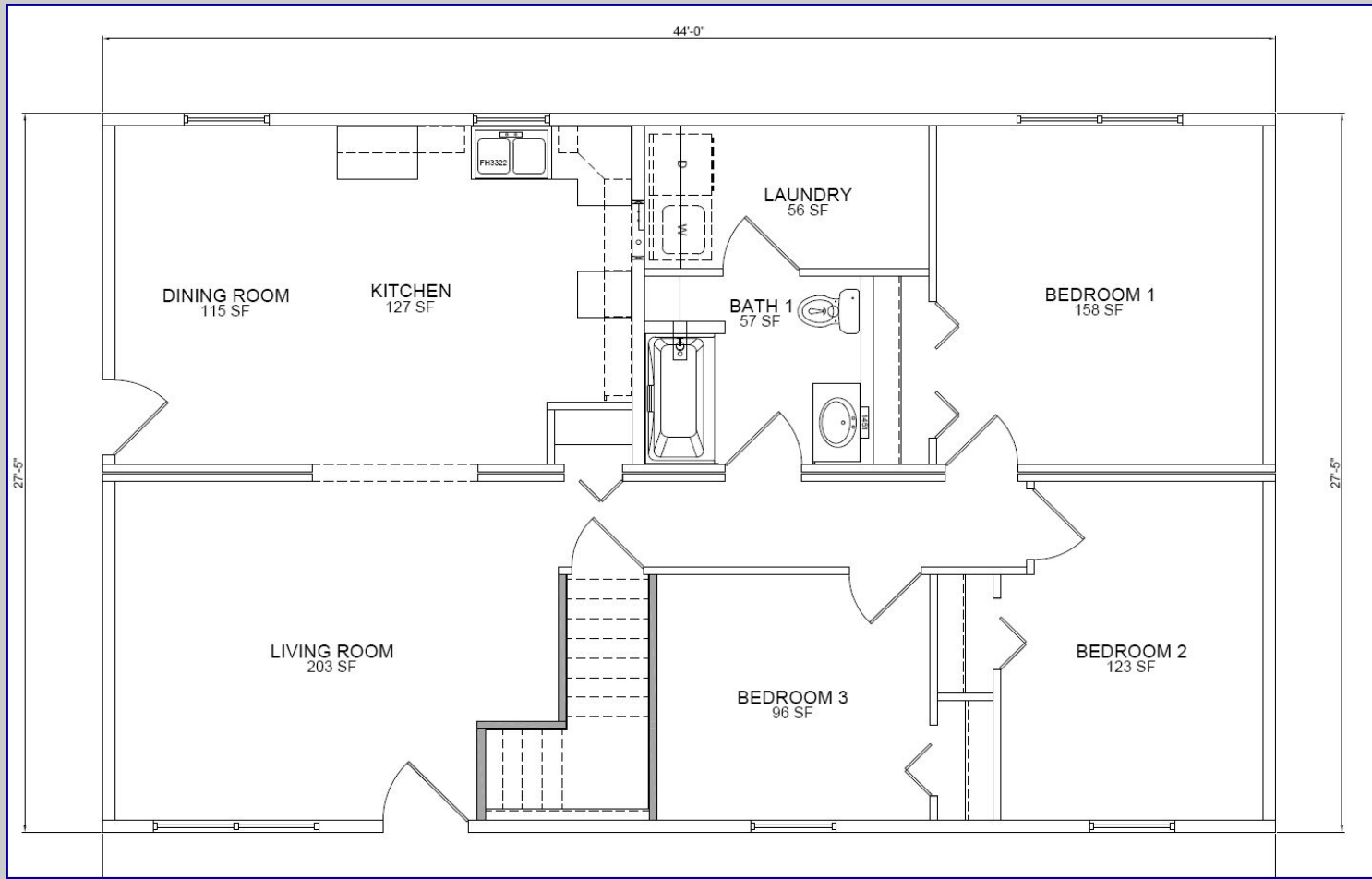
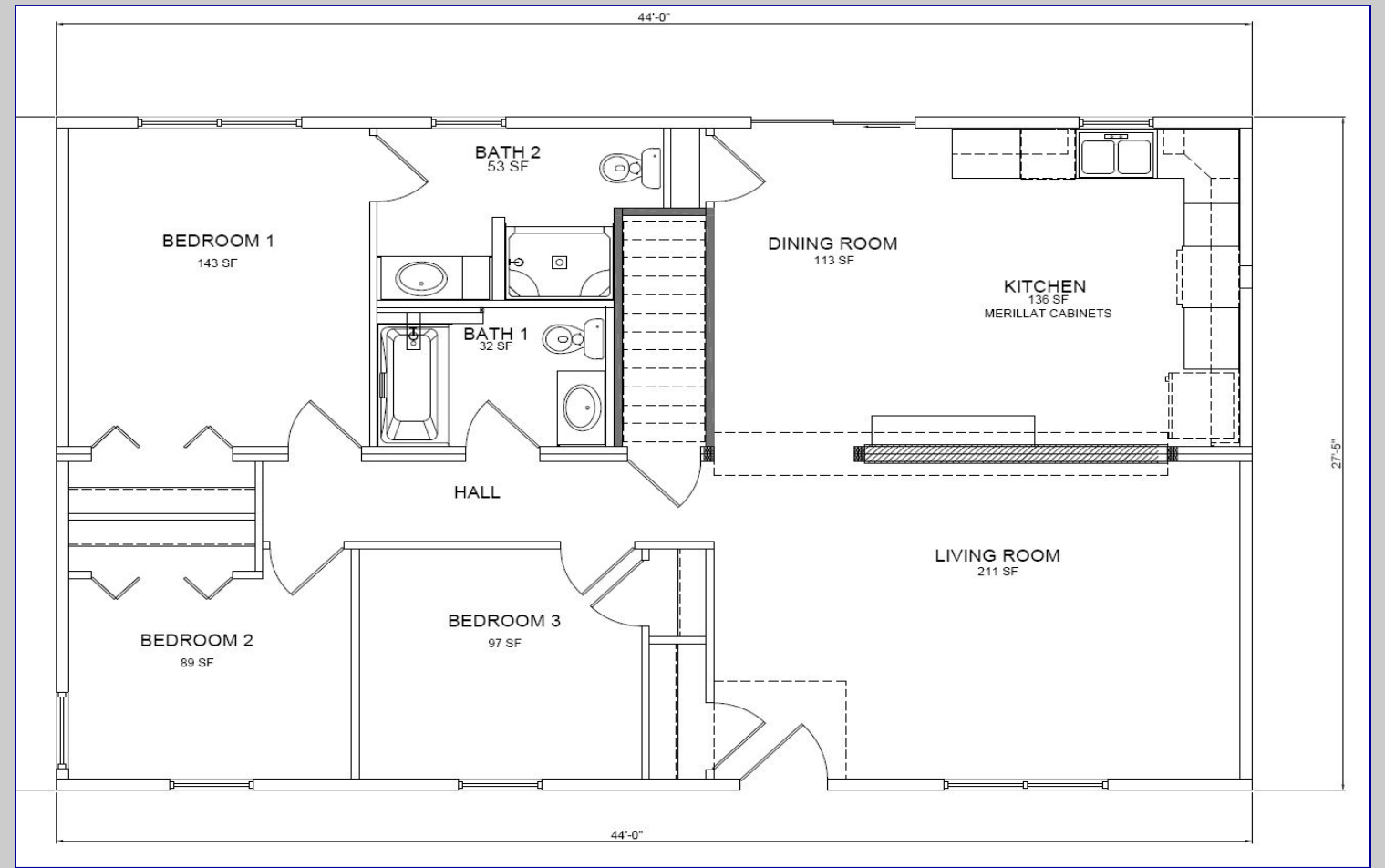


26' WIDE AVAILABLE IN ALL MODELS

#5A 28X44
3-BEDROOMS, 1 3/4-BATHS,
W/ HALF WALL BETWEEN
L.R. & KITCHEN

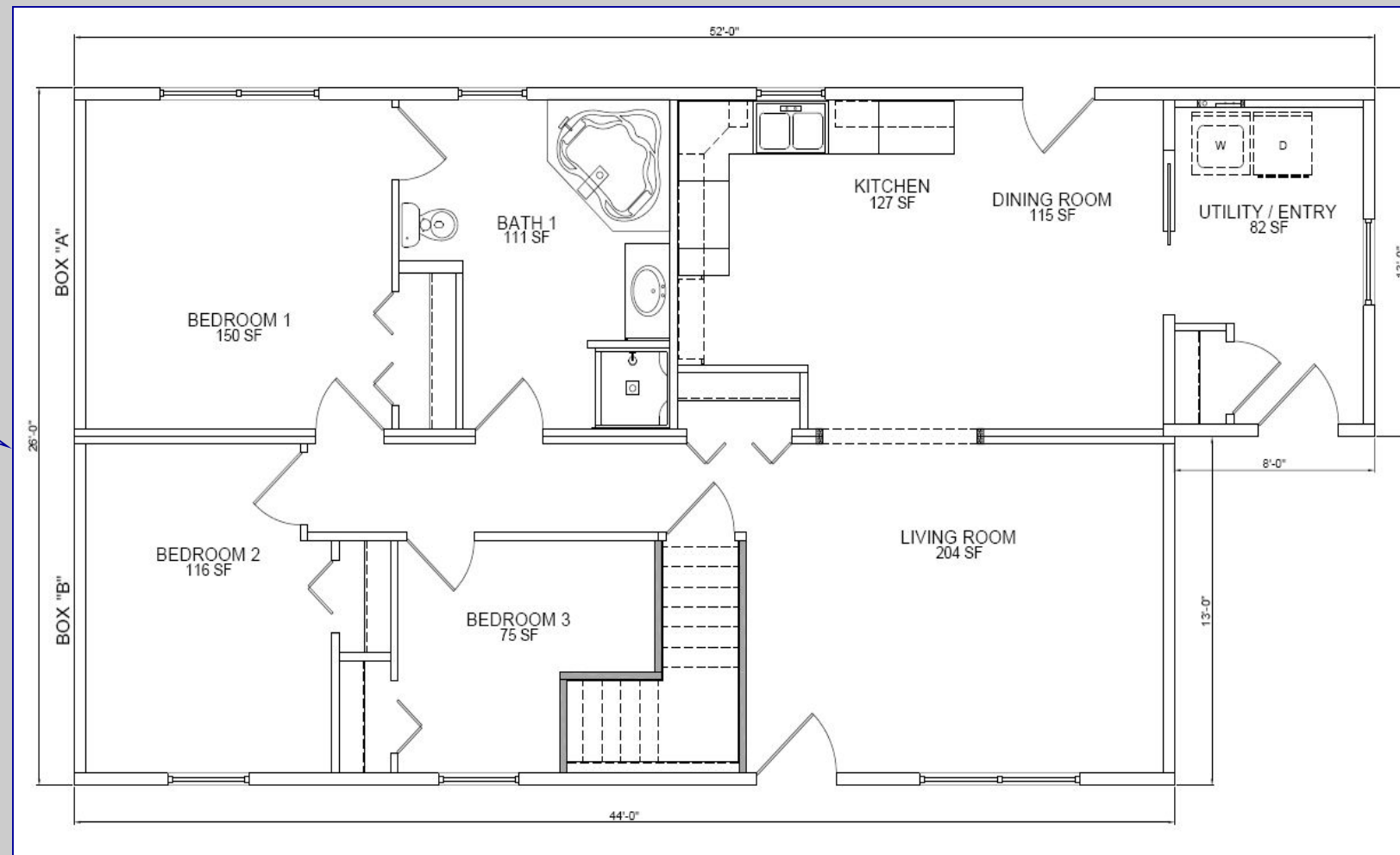
#4A 28X44
3-BEDROOMS, 1-BATH, W/
SEPARATE LAUNDRY &
REAR KITCHEN

#6A 28X44
3-BEDROOMS,
1-1/2 BATHS, W/HALF
WALL BETWEEN L.R. &
KITCHEN, LAUNDRY IN 1/2
BATH



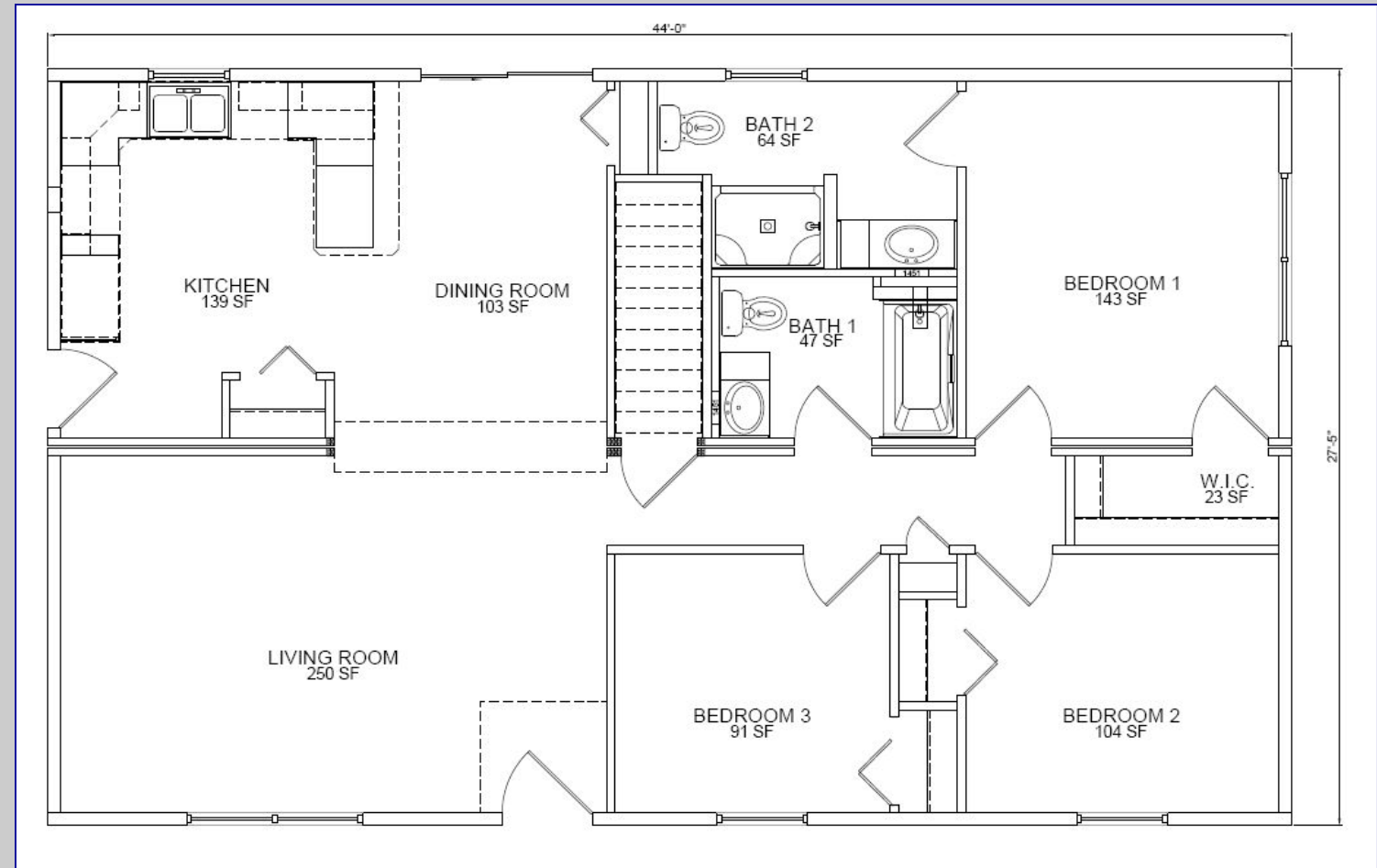
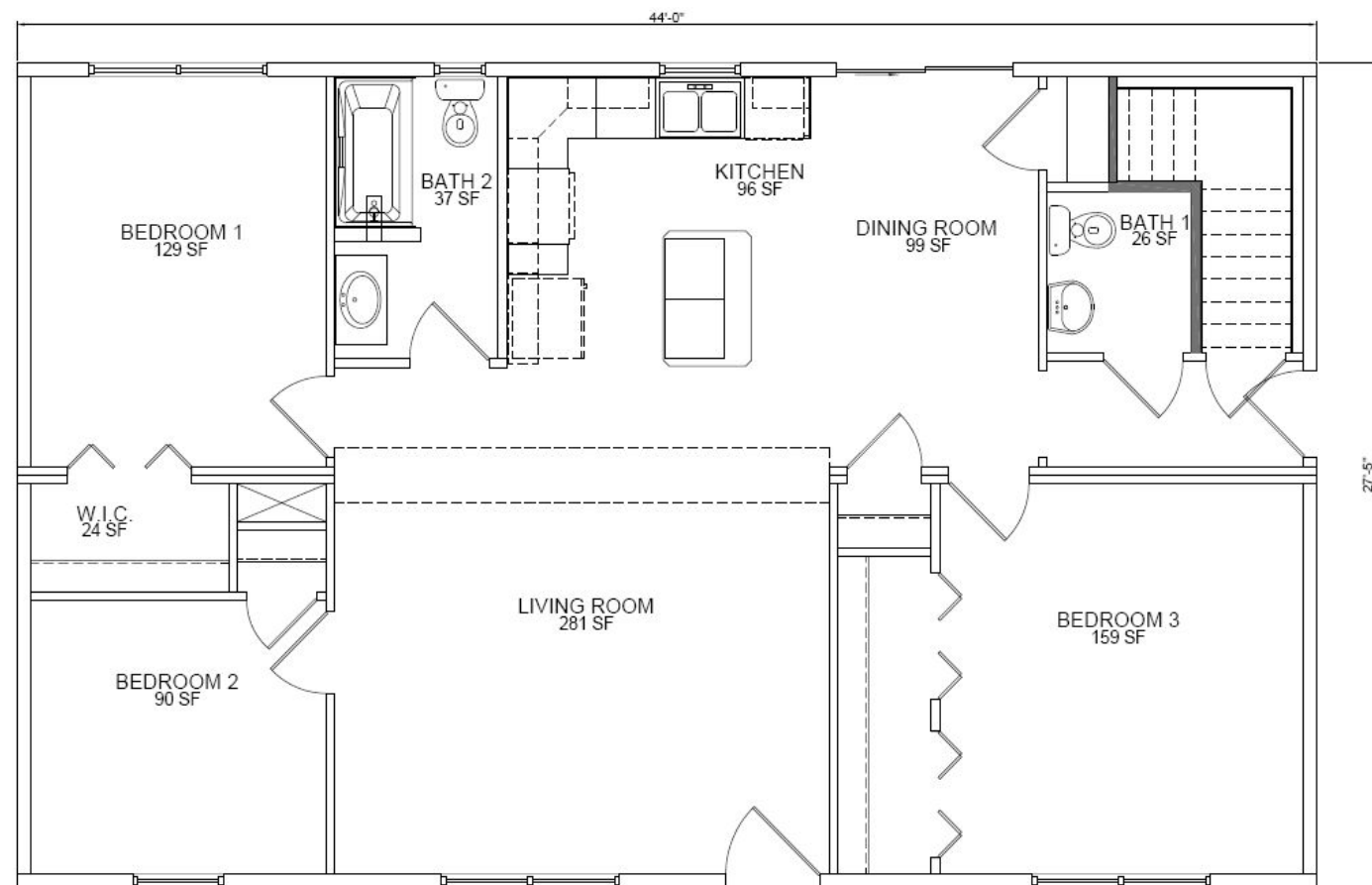
#7A 28X44
3-BEDROOMS,
SHARED COMMON &
MASTER BATH, W/
MUDROOM / LAUNDRY
OFFSET

#8A 28X44
3-BEDROOMS, 1 1/2-BATHS,
W/OPEN L.R. TO KIT. &
ISLAND IN KITCHEN



26' WIDE AVAILABLE IN ALL MODELS

#9A 28X44
3-BEDROOMS, 1 3/4-BATHS,
W/ HORSHOE KIT. & REAR
SLIDING PATIO DOOR



A SPECS

KBS BUILDING SYSTEMS INC. STANDARD SPECIFICATIONS

FLOORS:

2"x 8" Joist on 24' to 25' Wide
2"x10" Joist on 26' to 28' Wide
2"x12" Joist on 30' to 32' Wide
2"x10"@ 2nd floor
Solid wood bridging
Double perimeter band joists
3/4" tongue and groove OSB – glued w/ring shank nails
1/4" 4-Ply Ultraply in all vinyl areas

WALLS:

2"x6" Exterior walls – 16"O.C. with double top plate
7/16" OSB exterior wall sheathing
House Wrap on all exterior walls including dormers
2"x 4" Interior walls – 16"O.C.
1/2" Drywall – Painted (Represented as primed)
Blocking @ 48" on Exterior walls & Marriage walls

ROOF & CEILING:

6/12 Roof pitch @ 16"O.C. Colonials & Ranches
12/12 Roof pitch @ 16"O.C. Capes
8' Ceiling height
7/16" OSB Roof sheathing
Architectural Shingles - 30 Year self sealing
Shingle Underlayment
Ice & Water Shield at eaves and valleys
White aluminum drip edge
Shingle over Ridge Vent
10 1/2" Front & Rear Overhangs
5/8" Drywall – Painted (Represented as primed)

EXTERIOR:

Harvey "Vicon", Vinyl Single-Hung, Low-E Argon
Windows w/ Grilles Between Glass
Mainstreet Vinyl Siding – Colonial D/4
Aluminum fascia with vented vinyl soffit
Shutters @ front elevation
3'-0" Insulated Fiberglass 6 Panel door @ Front
2'-8" Insulated Fiberglass 9 Lite door @ Rear
Wireless Door Chime at Front Door

INSULATION:

R-38 Cellulose ceiling Insulation, (Ranch & Colonial)
R-38 Cellulose ceiling Insulation to knee walls with R-30
below decking on Rafter roofs
R-19 Kraft faced fiberglass exterior wall insulation
R-11 Fiberglass insulation at basement stair wall
Insulated Window & Door jams

INTERIOR:

Armstrong Initiator sheet vinyl with Ultraply underlayment
Shaw Carpet – Stain resistant w/ 6# Bonded pad
6 Panel Hollow Core passage and Bi-Fold doors painted
white (3 Hinges)
Privacy Locks – Bedrooms & Baths
Colonial Baseboard & Casing – Painted White

*Refer to model information for specific application. These specifications
Do not include all available options or color choices. KBS reserves the right
To change or alter these specifications without prior notice.*

KITCHEN:

Merillat – Spring Valley Oak (Square)
Post-formed Laminate Countertop w/ 290 wrap
8" Double Bowl Stainless Steel Sink
Single Lever Faucet w/ Spray
Vented Range Hood on exterior walls
6" Recessed Light @ Kitchen Sink

BATHROOMS:

Merillat – Spring Valley Oak (Square)
Postformed Laminate Countertop w/ 290 wrap
Self-rimming China Sink & Single Lever Faucet
16" Beveled Edge, Recessed Medicine Cabinet
Towel Bar, Towel Ring & Paper Holder
Bath Fan / Light Combination
One Piece Fiberglass Tub / Shower Unit
1.6 Gal. Water Saver Toilets

PLUMBING:

Copper Fresh Water Supply Lines
Shut-Offs on all Sinks & Toilets
Anti-Scald Devices on Showers & Tub/ Showers
PVC Drain, Waste & Vent Lines
All Plumbing Stubbed Through Floor for Onsite Connection
2" Future Vent - All Models

ELECTRIC:

200 AMP, Full Size, Entrance Panel Box @ Kitchen Box
Circuit & Receptacle for Electric Range (220V)
AC/DC Smoke Detectors per code (1) shiploose for
Basement
Exterior GFI Receptacles per code (2) Locations
Light Fixtures – "Seagull" Colonial Polished Brass –Interior
Antique Brass -Exterior
Arc Fault Circuit in each Bedroom per Code
One Switched Receptacle per Bedroom @ far corner
Note: No Thermostat Offered with Home.
Wired only. One Location Per Floor

HEAT:

Hot Water Baseboard (stubbed through floor)



KBS Building Systems, Inc.
Updated 02/12/08
Form 10015

OPTIONAL B-SPECS

- .24" O.C. Exterior wall framing
- .24" O.C. Marriage wall framing
- .24" O.C. Interior wall framing
- .No sheathing @ marriage wall
- .Truss roof system 24" O.C. w/ 5/8" OSB roof sheathing & "H" clips
- .Fascia, 3-rib metal fascia and w/o shadow board
- .Roofing-25 year / 3-tab shingles
- .5" aluminum drip edge
- .No grills in the windows
- .Alcoa Millcreek dutch lap siding
- .Surface light over kit. sink ILO recessed light
- .Beveled mirror ILO medicine cabinets



PROUDLY
MAINE BUILT
MAINE
QUALITY



