

Standard Features



- 4x6 Pressure Treated Skids (minimal) 2x6 skids on applicable buildings
- 2x10 floor joists, 16" on center, with R-30 minimal insulation
- 3/4" Tongue & Groove OSB sub-floor
- COREtec Pro Plus waterproof clip-n-lock luxury vinyl plank flooring (see color sample or go to us-floorsllc.com and see options for "COREtec® Pro Plus" colors)
- Vinyl or clip-n-lock floor in bath (go to homedepot.com to choose a color for vinyl)
- 2x6 exterior walls with R-21 insulation
- 4x4 Douglas Fir rafters (exposed) on 4' center with sunburst truss design every 8'-12' of living space
- 1x6 Knotty Pine tongue & groove on ceiling above 4x4 rafters
- 2x8 rafters 2' on center above tongue & groove, 4" polyurethane + R-11 fiberglass for a total of R-38
- 1x6 Knotty Pine tongue & groove for all internal wall covering
- Entire interior wood sealed with latex based, clear finish
- 7/16" OSB on all sides under siding
- House-wrap moisture barrier under all siding types
- **Standard siding options include:**
 - Stained/sealed log siding - see stain options
 - Stained/sealed Cedar lap siding - see stain options
 - Stained/sealed Pine board/batten siding - see stain options
 - 40 years painted steel siding (see color options at protechsteel.com)
 - LP® Smartside® lap siding with Diamond Kote® 30-year-no-fade-warranty (see options at diamondkotesiding.com) other colors available (no warranty)
- 7/16" OSB on top of 2x8 rafters
- Synthetic roofing underlayment on top
- 40-year painted steel roof (see color options at protechsteel.com)
- Insulated full light door (with internal blinds)
- PlyGem 200 series windows with Low-E 180 glass, argon gas insulated, clay color, single hung (no grids)
- 6' porch with treated wood decking, log posts and railing (on applicable cabins)
- Fir 2x6 tongue & groove for loft floor, as well as log railings on lofts with ladder (and ladder hardware brackets, for safe, secure, and simple ladder mounting without fasteners, can be securely stored against wall when not in use)

Electrical Features

- Exterior weather resistant outlet by each exterior door
- Switch & external light box by each exterior door
- Switch & light-box above kitchen sink & lavatory (where applicable)
- 200amp panel in any cabin that has standard tankless electric water heater
- 100amp panel where applicable
- Cabins wired by professional, state-licensed electrician
- No light fixtures included, except light/fan/vents in select baths
- 3-way switches for living room lights when extra exterior doors are added
- Code outlets throughout entire structure
- At least 1 outlet in loft
- Light switches & boxes
- Smoke detector

PINKHILL CABINS

Nature made. Hand crafted.



Standard Features



Kitchen Features

- 10 linear feet custom hickory base cabinets with full extension drawers & soft-close door hinges (lazy susan counts as 4 LF)
- Wilsonart laminate counter-top in winter carnival unless otherwise specified
- Glacier Bay double bowl kitchen sink with pull-out faucet, all brushed nickel color
- All plumbing & connections made to the cabins water & sewer lines
- Code electrical outlets above counter-top
- 1 110-volt fridge outlet
- 1 110-volt microwave outlet (where upper bridge cabinet is used)
- 220-volt 50-amp range plug
- Ceiling installed light "box" above kitchen sink with switch

Bathroom Features

- Bathroom wall framing finished with T&G plus pine door, up to 7' high
- Up to 10' loft over bath or eliminate rear or center loft & put bath walls to cathedral ceiling
- 48x34 shower or 60x30 tub / shower, white
- 30"-36" hickory vanity with granite top, white bowl
- Glacier Bay "brushed nickel" fixtures, faucets etc.
- Rheem or eco 18 electric, tankless water heater
- Exhaust fan / light installed in ceiling or 24x24 window
- GFCI outlet & light box above vanity
- All plumbing & connections made to the cabins water & sewer lines
- Trap door in floor for plumbing access
- Elongated toilet in bathrooms where space permits, round bowl toilet in others

Bedroom Features

- Up to 16' wall framing
- Internal pine door (pocket or swing)
- 36x60 egress window & 30x40 windows (single hung)
- Smoke detector, outlets to code, light-box & switch
- Bedrooms with loft overhead include (2) wall sconce boxes on wall
- Bedrooms with cathedral ceiling include (1) box ceiling fan / light