



Standard Specifications



All of our homes are
ENERGY STAR
Plant Certified.

Floor Systems

- Floor joist- 2x10 at 16" O.C. with 2 x 10 double perimeter band (24' – 28' wide modules)
- Floor joist- 2x10 at 12" O.C. with 2 x 10 double perimeter band (32' wide modules)
- 3/4" tongue and groove O.S.B. sub-floor glued and nailed decking (green component)
- All floors constructed with solid wood bridging

Walls

- 2x6 – 16" O.C. exterior wall construction with R-19 fiberglass insulation
- 2x4 – 16" O.C. interior partition walls
- 2x4 marriage wall 16" O.C. with 7/16" OSB sheathing
- 7/16" O.S.B. exterior wall sheathing, glued and nailed with steel reinforcing over openings (green component)
- Smooth finish 1/2" Drywall (glued and screwed) interior walls with 2 coats of primer paint applied, Low VOC (green component)
- Solid headers with O.S.B. reinforcement
- R-19 Fiberglass exterior wall insulation with vapor barrier

Roof and Ceiling

- 7/12 truss roof system at 16" O.C. (gable end walls and porches to match roof spacing)
- 7/16" O.S.B. roof sheathing (green component)
- Minimum 15# underlayment with self-sealing 30 year warranty Tamko architectural shingles
- R-38 Fiberglass ceiling insulation with vapor barrier
- 5/8" Type X drywall on ceilings fully taped and smooth finished drywall joints, including wall-ceiling joint
- 8' ceiling height; 9' ceilings are available, 10' also available in most areas per D.O.T. approval
- Shingle over rolled ridge venting
- 12" Eave overhangs with 6" aluminum fascia and vinyl vented soffit
- 12" Gable overhangs with 6" soffit and fascia
- Ice shield installed on eave overhangs
- Aluminum drip edge installed

Cape Cods

- 2x4 studs at 16" O.C. on mating walls with 7/16" OSB sheathing
- 12/12 Roof system 16" O.C. with 2x10 floor joists and 5/8" ceiling drywall on first floor
- R-30 Fiberglass ceiling insulation between first and second floor, second floor unfinished
- 3/4" O.S.B. floor decking between kneewalls on second floor
- 2 Gable end windows (shipped loose) where applicable
- Roughed-in plumbing and electrical stubbed up to second floor for future on-site bath and living area
- Close-off package, which includes one 30" door, trim, studs, and drywall (shipped loose), per plan
- Stairs to second floor installed -carpet grade (railing optional) *Other stair tread/risers available

Two Stories- First floor ceiling

- 2x4 studs at 16" O.C. on mating walls with 7/16" OSB sheathing
- 2856 windows throughout first floor (except kitchen and bath)
- 2852 windows throughout second floor (except bath)
- Insulation installed around perimeter between floor and ceiling
- All water and drain lines run on second floor with floor sheathing left off for connections to first floor
- All second story siding shipped loose
- Stairs to second floor installed- carpet grade (railing optional) *Other stair tread/risers available
- Plumbing and electrical chase included

Interior

- Interior white colonial two or six panel hollow core doors with 3 mortised hinges
- Colonial trim (2 1/2" doors and windows) – (3 1/2" base) pre-finished white. Light or medium stain available
- Lever style brushed nickel or polished brass lock sets (your choice in finish)
- White, open mesh wire closet shelving
- Wood jambs and colonial moldings at all openings including bi-fold and bypass door openings
- Brushed nickel or bright brass passage and privacy interior door knobs and hinges
- High quality primer paint for easy touch up

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**Specs may be changed to suit your individual requirements.

Exterior

- Fiberglass 6 panel front door with viewer, knocker, and deadbolt (green component)
- Fiberglass 9-lite rear door or 6' vinyl patio door in rear as plan dictates (green component)
- Certainteed Mainstreet Premium Grade vinyl siding over 7/16" O.S.B. exterior wall sheathing with white J-channel and undersill. (If terratone windows, all trim will match siding.) Double 4 and German Lap all standard with house wrap
- Front and rear door chimes (2 locations)
- Raised panel shutters included on front (shutters optional on contemporary designs)
- Andersen Silver Line 3000 DH, trimmed vinyl tilt-sash windows with sills and screens (LoE² glass). Grilles are standard. **Meets or exceeds Energy Star compliance for all zones.** Or MW Classic Series Brickmould, DH w. LowE/Argon Gas included. Colonial grills standard (green component)

Plumbing

- Copper water lines where required by code (no lead solder)
- Shut-off valves on each fixture
- PVC drain, waste, and vent system
- 2" future vent for all basement models
- Connection for washer and dryer as plan dictates, where applicable
- All washer hookups to have overflow pan
- PEX fresh water lines available

Electrical

- 200 AMP main service panel box with 40 breaker capacity
- Two exterior weatherproof receptacles with ground fault interrupter
- GFI protection on receptacles at kitchen and bath sink(s)
- AC/DC smoke detectors – per code
- Ceiling lights in kitchen, bath, hall, foyer, stairwells and dining room
- Silent decorator rocker switches
- 220V Range outlet wired to panel box
- Two telephone jacks- CAT5
- Dryer Receptacle, per plan
- Energy gaskets on all outlets and switch boxes located on exterior walls
- Two RG6 TV jacks
- Switched bedroom receptacle
- Additional 2" electrical conduit for future expansion
- Exterior lighting package

Heating- To be completed on site by Owner/Builder. Hot water baseboard and radiant available

Kitchen

- Quality Merillat Seneca Ridge Oak, raised panel, arched cabinets with roll out base shelves (except sink base) in finish choices or Spring Valley recessed panel in Maple or Cherry with choice of available finishes (green component KCMA rated)
- Beveled edge high pressure laminate countertop with backsplash.
- Deep 8" stainless steel sink with single lever faucet and spray. Single bowl available.
- Dishwasher- wired and plumbed for onsite Energy Star rated appliance installation
- Crown moulding at open soffit
- 30" color coordinated Broan Allure range hood
- Wire and plug for your on-site electric range
- Plumb and box for on-site icemaker

Bath

- 60" one-piece fiberglass tub/shower combination (green component)
- One piece fiberglass showers (floor plan dictates) with tempered glass doors, chrome (green component)
- Anti-scald valves in tubs and showers
- Elongated 1.6 gallon low flow water closet
- Vanity cabinets to match kitchen cabinets
- Cultured marble top with oval bowl with two handled vanity faucet
- Combination fan/light ventilation unit
- Plate glass mirrors with decorative lights and side recessed medicine cabinet as plan allows
- Towel bar and toilet paper holder installed

Insulation

- Ceiling- R-38 with vapor barrier
- Exterior walls- R-19 fiberglass

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