

ALL AMERICAN HOMES - CLASSIC COLLECTION*

2013 STANDARD SPECIFICATIONS

Effective January 1, 2013

FLOORS & CEILING

11 1/4" Web truss floor system @ 19'2" o.c.
3/4" Tongue and groove oriented strand board subfloor or equivalent
2"x6" Ceiling and box joists (two story and 4 box cape plans)
5/8" Type-X gypsum drywall
8' First floor ceilings (9' on select standard two story plans)
8' Second floor ceilings (all two stories)
Knockdown Textured finish ceiling

ROOF

40 PSF ground snow load rating
24" O.C. roof trusses (16" o.c. two box capes)
Std Ranch 6:12 Hinged roof
Multi box ranch -6:12 or 8:12 pitch (varies by plan)
Std Cape: 10:12 or 12:12 roof (varies by plan and size, may be cap or hinged)
7/16" oriented strand board or equal sheathing
30 Year architectural laminate shingles
12" Prefinished LP Smart board soffit system
LP Prefinished Smartboard fascia
Ice damming protection (where required)

EXTERIOR WALLS & INSULATION

2" x 6" studs - 16" o.c.
2" x 6" plates - double top plate / single plate at bottom and gable end walls
7/16" Oriented strand board or equivalent
Prefinished LP smart lap siding (8 1/4", 7" reveal)
5/4"x 4" Prefinished LP smart board trim
House wrap
R-49 Ceiling Insulation in Flat ceiling areas, vault areas are R-38
R-21 Fiberglass Exterior wall insulation
Low expanding foam insulation around window openings

INTERIOR WALLS

2" x 4" studs - 16" o.c.
2" x 4" top and bottom plates
1/2" gypsum drywall
Sherwin Williams Harmony Non VOC interior wall/ceiling finish-flat white
Knockdown finish wall texture
Bullnose or Square wall corners

MARRIAGE WALLS

2" x 4" Studs - O.C. per plan (2"x4" studs on select plans)
2" x 4" plates - double top, single bottom

WINDOWS & DOORS

Ply Gem Single hung vinyl (Low-E) windows w/screens-white or tan
Orepace Prefinished White Fiberglass Front Exterior entry door - 6 panel textured
Orepace 20 Minute Fire Rated Fiberglass Exterior rear/side door-6 panel textured
Schlage Brushed nickel entry handle w/ deadbolt - Exterior doors
2 or 6 Panel Prefinished white molded hollow core interior doors
Schlage Brushed nickel lever door handles - Interior
Pre-finished White MDF trim at windows, doors and base boards

LIGHTING

Reinforced switched ceiling box - all bedrooms & LR w/ double switch
Recessed can lights (up to 5) - Kitchen
Recessed can light - Above kitchen sink
Brushed Nickel Pendant lights (up to 2) - Above standard island or peninsula
Brushed Nickel Chandelier - Dining room
Brushed Nickel Dome light - Breakfast nook
Brushed Nickel Dome light - Utility room
Brushed Nickel Dome light - Hall
Brushed Nickel Ceiling light - Walk-in closet
Brushed Nickel Dome light - Basement stairway
Brushed Nickel Coach lamp - Front and rear/side entrance

FLOOR COVERING

Tarkett Vinyl Floor Tiles - Kitchen, bath, entry and utility areas
Shaw New Day Carpet flooring w/6lb pad shipped loose - Dining, living and bedrooms

KITCHEN

Merillat Sundale Maple/Spring Valley Oak cabinetry 30" - upper cabinets
2-1/4" Crown molding on upper cabinets
Drawer over door base cabinet design w/ single pull out tray where available
8" Deep stainless steel sink
Ventless range hood-White
High-Definition laminated countertop (stone look) w/waterfall edge
Full Ceramic tile backsplash w/coordinating grout using 12x12 tile
Kohler Chrome single lever faucet w/ sprayer

MASTER BATH

Exhaust vent w/light
Mirror
Brushed Nickel Vanity light bar(s)
Merillat Sundale Maple/Spring Valley Oak vanity
High-definition laminate countertop with postform 4" backsplash & waterfall edge
Porcelain sinks w/pop up drain
Fiberglass tub or shower pan w/12" ceramic walls to ceiling w/coordinating grout
Elongated porcelain water closet
Kohler Chrome Double lever faucet(s)
Kohler Chrome Toilet paper and towel holders
Applicable 5 piece baths will have 1 pc shower w/soaker tub in tiled platform

BATH #2

Exhaust Vent w/light
Mirror and Brushed nickel light bar
Merillat Sundale Maple/Spring Valley Oak vanity
High-definition laminate countertop with postform 4" backsplash & waterfall edge
Fiberglass tub w/12" ceramic walls to ceiling w/coordinating grout
Elongated porcelain water closet
Kohler Chrome Double lever faucet
Kohler Chrome Toilet paper and towel holders

PLUMBING

Pex water lines - tied together
PVC drainage system - thru floor drop only
1 Exterior water spigot
Washer and dryer hookup
50 Gallon Electric Water Heater

ELECTRICAL

200 Amp entrance panel
Arc-fault protected where required
14:2 Copper wiring (12:2 where reqd by code)
Doorbell
3 Wired Television jacks (RG6)-dropped thru floor per location
3 Cat 5 Wired Phone Jacks (each will drop and coil at single location)
Smoke and combo smoke/carbon detectors - Located per code
Pre-wired for basement smoke detectors if applicable (field installed by others)

****Note: Specifications/Brands subject to be replaced with equal without notice.***