# **Apex Homes Standard Specifications**

National Electrical Code
Built to individual state codes
Continuous On-Line Quality Control Inspection
10 Year RWC Structural Warranty (one year Apex, 9 years RWC)

### Floor System

- 24' wide (actual face of stud dimension 23'8")
  - o 2x10 floor joists with ledger − 16" 0.C.
  - Double 2x10 perimeter joists, nailed and glued
  - o Solid block bridging
- 26' & 28' wide (actual face of stud dimension 27'6"-28' wide / 26'4"-26' wide)
  - 2x10 floor joists with ledgers 16" 0.C.
  - Double 2x10 perimeter joists, nailed and glued
  - Solid block bridging
- 32' wide (actual face of stud dimension 31'6" wide)
  - 2x10 floor joists with ledgers 12" 0.C.
  - Double 2x10 perimeter joists, nailed and glued
  - Solid block bridging
- 3/4" tongue and groove O.S.B. STURDI-I-FLOOR, nailed and glued
- · Sanded O.S.B. under all vinyl floor areas

#### Walls

- 2x6, 16" O.C. exterior load bearing wall construction with double top plate
- Double 2x4 center wall, 16" O.C. with double top plate with 7/16" O.S.B. sheathing
- All load bearing walls lagged to exceed typical construction
- 2x4, 24" O.C. interior partition walls
- 7/16" O.S.B. exterior wall sheathing
- 1/2" finished drywall, interior painted, 2 primer coats
- R-21 fiberglass insulation with vapor barrier

### **Roof and Ceiling**

- 7/12 non-storage rafter 16" O.C. (ranch & two-story)
- 12/12 rafter 16" O.C. (capes)
- 7/16" O.S.B. roof sheathing
- 15# U.L. underlayment under 235# self sealing, Tamko architectural shingles, (30 yr.)
- 30# felt freeze-back protection at eaves
- 10" eave overhangs with aluminum fascia and vinyl vented soffit
- 10" gable end overhangs
- Shingle over ridge vent
- 8' ceiling height
- 5/8" drywall ceiling with smooth finish, painted, 2 primer coats
- R-30 cellulose insulation
- R-30 fiberglass (capes)

### **Exterior**

- Plastpro Smooth fiberglass front door, painted (1 side) choice of 5 standard styles
- Plastpro Smooth fiberglass rear door, primed w/ insulated glass or 6' vinyl patio door (floor plan dictates)
- Siding Certainteed Mainstreet, choice of 4/4 vinyl or 4 ½ /4 ½ Dutch lap
- MW Classic by PlyGem vinyl double hung windows
- Richwood raised panel shutters (front only)
- marriage wall seal
- air infiltration barrier on all windows and exterior doors

### Interior

- Shaw (25 ounce) carpet
- 7/16", 5 lb. density rebound foam pad
- · Armstrong vinyl floor in kitchen, baths and utility rooms
- · Vinyl coated, vented closet shelves with clothes bar
- Colonial mouldings stained and polyurethaned, or painted white
- Interior doors, 2-panel, camden white hollowcore, with 3 brushed nickel mortised hinges
- Satin nickel lever door hardware throughout
- · Privacy locks on baths and master bedroom
- Satin nickel door stops

### **Plumbing**

- Kohler faucets Chrome
- Anti-scald valves
- Shut-off valves on all fixtures
- Rheem Fury electric water heater, 50 gallon capacity (Quick Recovery)
- PVC drain, waste and vent system
- Pex fresh water lines stubbed through floor
- 2" future vent on all basement models
- Radon mitigation vent on basement models

### **Electrical**

- Brushed nickel deluxe chandelier in dining room
- Brushed nickel deluxe lights kitchen, hall, formal foyer, utility rooms and walk-in closets
- Fluorescent light above sink
- One exterior light per exterior door
- Broan combination fan/light ventilation unit 100 C.F.M., vented to exterior
- 200 AMP (40 available breaker spaces) main service panel box
- Exterior weatherproof receptacles with ground fault interruptor
- One AC/DC smoke detector per floor and all bedrooms
- Silent rocker switches
- Mounting blocks for all exterior wall-mounted fixtures
- Wireless Door chimes, front and rear
- Arc fault breakers bedrooms
- 2 TV and 2 telephone jacks

## Heating

- Electric baseboard heat with individual wall-mounted 75 degree maximum thermostats in each room, or hot water baseboard heating elements with 1 thermostat pull wire per floor
- Optional charge for hot water baseboard heating elements on two-story models

### Kitchen

- Millwood Sanibel Madison oak kitchen cabinets with recessed panels, featuring base cabinets with center roll-out tray, tilt-out soap trays, cutlery tray, one drawer base & wall cabinets with arched top
- Colonial cove moulding over cabinets
- Formica laminate square edge countertop with 4" backsplash
- Broan baked enamel or stainless steel range hood with light and fan, vented to exterior
- 8" deep double bowl stainless steel kitchen sink with single lever chrome faucet assembly and sink spray

#### **Bath**

- Clarion 60" one-piece fiberglass RE7903 tub/shower combination
- Choice of Kerrico cultured marble top with oval bowl or Formica laminated countertop with drop-in porcelain-on-steel bowl to match fixture - includes a single lever chrome vanity faucet
- Round bowl china water closet (water saver)
- Towel bar and toilet paper holder
- Oak vanities with drawers and matching oak framed 18"x24" medicine cabinet and tulip light bar