

Designer Series Standard Specifications		
1-14-13 (Revision)		DESIGNER
CONSTRUCTION		
1.0	ROOF PITCH	3:12
2.0	EAVES	28WD-12" 30WD-12" 32WD-8"
3.0	FLOOR DECKING	19/32" OSB
4.0	FLOOR JOISTS	2X8 FRAME ON
5.0	SIDEWALL/CEILING HEIGHTS	8' FLAT
6.0	EXTERIOR WALL CONSTRUCTION	2X4 16" ON CENTER
7.0	INTERIOR WALL CONSTRUCTION	2X4 16" ON CENTER
8.0	FASCIA	3/8" HARDIE W/METAL DRIP EDGE
9.0	EXTERIOR SIDING	4X8 SMARTPANEL VERTICAL
10.0	EXTERIOR ELEVATION	PER PLAN
11.0	ROOF FELT PAPER	#15LB
12.0	SHINGLES	20 YEAR
13.0	FRONT DOOR	3' FIBERGLASS 6 PANEL
		DOOR KNOBS KEYED ALIKE
		NO STORM
14.0	REAR DOOR	3' STEEL 9 LITE NO STORM
15.0	EXTERIOR LOCK SETS	DEAD BOLT KEYED ALIKE
16.0	INTERIOR DOOR WIDTHS	24-28-30-32
17.0	INTERIOR DOOR HINGES	2
18.0	EXTERIOR FAUCETS	2 PER PLAN
19.0	WIND SPEED	90 MPH 3 SECOND WIND BURST
ENERGY		
20.0	INSULATION VALUES	R-22 R-13 R-30*
22.0	FURNACE	ELECTRIC UPFLOW
23.0	DUCT SIZING	R-8 HVAC
24.0	AIR EXCHANGE	VENTS IN CEILING
25.0	WINDOWS	ADVANTAGE LOW E
		COLONIAL GRIDS
26.0	TRANSOM WINDOWS	OPTIONAL
DÉCOR		
27.0	INTERIOR WALLS	TAPE AND TEXTURE
		SQUARE CORNERS
28.0	CEILING APPLICATION	TEXTURE KNOCKDOWN
29.0	CARPET GRADE	18 OZ GEMSTONE
		(NOT FHA APPROVED)
30.0	CARPET CUSHION	7/16" REBOND
		FHA APPROVED
31.0	WINDOW COVERINGS: BLINDS	OPTIONAL
32.0	FLOOR TILE	ELEMENTS TILE: FOYER KITCHEN UTILITY MASTER BATH GUEST BATH

Designer Series Standard Specifications PG2		
		<b>DESIGNER</b>
33.0	CEILING TRIM	#5999 2.5" MDF PAINTED
	DOOR MOLDING	#356 2.25" WOOD PAINTED
	BASE BOARD	#5623 3.25" MDF PAINTED
	DOOR STOP MATERIAL	MDF VINYL COVERED
	DOOR JAMBS	MDF VINYL COVERED
34.0	MORTISED DOORS	YES
35.0	INTERIOR DOOR STYLE	6 PANEL/BRONZE KNOB AND HARDWARE
36.0	DOOR STOPS	BASEBOARD MOUNTED
37.0	INTERIOR WINDOW TRIM	TNT SILLS AND SKIRTS
38.0	SHELVING	WOOD WITH ROD
39.0	FACTORY TRIM OUT	SEAMLESS WALL & CEILING
40.0	GOLD KEY CARE	YES
<b>APPLIANCES</b>		
41.0	REFRIGERATOR	OPTIONAL
	PLUMB FOR ICEMAKER	WALL MOUNTED IN BOX
42.0	RANGE	DLX ELEC WITH WINDOW
43.0	DISHWASHER	STANDARD
44.0	MICROWAVE VENT A HOOD	OPTIONAL
45.0	PLUMB FOR WASHER	STANDARD
46.0	WIRE FOR ELECTRIC DRYER	STANDARD
47.0	ELECTRIC WATER HEATER	50 GALLON RESIDENTIAL
<b>ELECTRICAL</b>		
48.0	KITCHEN LIGHTING	RECESSED CAN LIGHTS
49.0	THERMOSTAT	PROGRAMMABLE
50.0	HEAT PUMP READY	OPTIONAL
51.0	SERVICE	TOTAL ELECTRIC W/200AMP
52.0	WIRE, BRACE & SWITCH FOR FANS	LR, MBR
53.0	SWITCH FOR WALK-IN CLOSETS	STANDARD
54.0	EXTERIOR GFI RECEPTACLES	2 PER PRINT
55.0	3 WAY SWITCH	DUAL ENTRY AREAS
56.0	INCON CABLE/PHONE JACKS	OPTIONAL
57.0	DOORBELL	STANDARD
<b>KITCHEN</b>		
58.0	KITCHEN SINK	STAINLESS STEEL
59.0	KITCHEN FAUCET	MOEN SINGLE LEVER
60.0	GARBAGE DISPOSAL	1/2 HP
61.0	CABINETRY	ALKORTHERM MDF
62.0	CABINETRY OVER REFER AREA	SHELF
63.0	CABINET CONSTRUCTION	DURABUILT
		DRAWER OVER DOOR
		30" OVERHEADS
64.0	CABINET HINGES	HIDDEN/ADJUSTABLE
65.0	CABINET HARDWARE	NONE
66.0	CABINET OVERHEAD TRIM	2" CROWN
67.0	BACKSPLASH KITCHEN	8" CERAMIC
68.0	COUNTERTOP MATERIAL	LAMINATE

Designer Series Standard Specifications PG3		
		<i>DESIGNER</i>
<b>BATHROOMS</b>		
69.0	LAVY BASINS MBATH/GUEST BATHS	VITREOUS CHINA WITH OVERFLOW
70.0	LAVY FAUCETS	MOEN DUAL HANDLE
71.0	TOILETS	ELONGATED
72.0	TOILET RISERS	BRAIDED FLEX IN FLOOR
73.0	GUEST BATHS TUB/SHOWER	FIBERGLASS W/OVERFLOW
	FAUCETS	MOEN SLF W/POSI TEMP
74.0	DECK TUB (PER PLAN) M BATH	PLATFORM TUB WITH DEEP OVAL SOAKER TUB
	TUB SKIRT	SHEETROCK
75.0	48" SHOWER (PER PLAN) M BATH	FIBERGLASS DUAL SEATING
	FAUCETS	MOEN SLF W/POSI TEMP
76.0	TUB/SHOWER(PER PLAN)MBATH	FIBERGLASS W/OVERFLOW
	FAUCETS	MOEN SLF W/POSI TEMP
77.0	TUB FAUCETS	MOEN
78.0	TOWEL BAR/TISSUE HOLDERS	RUBBED BRONZE ALL BATHS
79.0	BATHWINDOW PER MODEL	CLEAR GLASS
80.0	BACKSPLASH BATHS	8" CERAMIC
81.0	COUNTERTOP MATERIAL	LAMINATE
82.0	BATH MIRRORS	STANDARD
<b>UTILITY AND MISCELLANEOUS</b>		
83.0	WATER SUPPLY	PEX
84.0	WHOLE HOUSE SHUTOFF VALVE	N/A
85.0	WASHER/DRYER ACCESS PANEL	NO
86.0	SEWER PIPE	WHITE PVC
87.0	SHELF OVER WASHER/DRYER	WOOD WITH ROD
88.0	ATTIC ACCESS	NO
89.0	CRAWL SPACE ACCESS	NO
90.0	LIGHTING PACKAGE	APOTHECARY
91.0	DINING ROOM/MORNING ROOM TILE	OPTIONAL
92.0	<b>Bold Shows Differences Between</b>	<i>DESIGNER</i>
93.0	<b>DESIGNER</b> New Name For Cityscape	
Prices and Specifications subject to change without notice		
*Due To IRC Requirements, Insulation may have to be increased - per location		