

## HCH STANDARD MATERIAL SPECIFICATIONS

updated 4/12/2012

### Floor Construction

<b>Floor Joists</b>	2x10x SYP2 installed at 16" o.c. (12" OC on 15'-9" modules) Joist Hangers installed at marriage line Open Web Floor Trusses located in 2nd Floor bath areas of 2-story/2-story capes
<b>Sidewall Bands</b>	Double 2x10 SYP2 equal or better
<b>End Wall Bands</b>	Single 2x10 SYP2 equal or better
<b>Marriage Wall Bands</b>	Double 2x10 SYP2 equal or better
<b>Floor Decking</b>	Tongue & Groove OSB 23/32" (3/4" nominal) 4' x 8' 1-Part Poly Urethane Foam 7/16" x 1 3/4" staples
<b>Insulation</b>	R-19 Fiberglass Unfaced batts in 1st floor black poly netting R-13 minimum Foam board around 2nd floor perimeter

### Exterior Wall Construction

<b>Walls</b>	2 x 4 Finger jointed SYP#2 studs @16" o.c. 1st floor of two-story, two-story cape, and 2nd floor of three story They are spaced @12"o.c 1st floor of three story
<b>Exterior Side</b>	7/16" OSB sheathing 4'x10' Tall Wall
<b>Interior Side</b>	1/2" Gypsum board (drywall) glued and fastened with 2 part urethane along long walls Moisture Resistant Sheetrock in all Tub/Shower area
<b>Top Plates</b>	Double 2x4 Spf2
<b>Bottom Plates</b>	Single 2x4 Spf2
<b>Openings/Headers</b>	Openings framed with 2x4 spf#2 Sandwich headers per plan
<b>Insulation</b>	R-13 Fiberglass Kraft faced batts

## Marriage Wall Construction

<b>Walls</b>	2 x 4 Finger jointed SYP#2 studs @16" o.c. 1st floor of two-story, two-story cape, and 2nd floor of three story They are spaced @12"o.c 1st floor of three story
<b>Exterior Side</b>	7/16" OSB Sheathing 12" strips around bottom and top only Gasket installed @ mate line (one module only)
<b>Interior Side</b>	1/2" Gypsum board (drywall) 2-Part Urethane adhesive Mate Walls are to have T-braces installed where the wall line is continuous without door, walkway or passthru openings for a span of 8' or longer. Wall Segments between 8' and 16' are to have 1 T-brace installed. Wall Segments between 16' and 30' are to have 2 T-braces installed Wall Segments between 30' and 48' are to have 3 T-braces installed Wall Segments between 48' and 68' are to have 4 T-braces installed.
<b>Top Plates</b>	Single 2x4 Spf2
<b>Bottom Plates</b>	Single 2x4 Spf2
<b>Openings/Headers</b>	Openings framed with 2x4 spf#2 Sandwich headers per plan

## Interior Non-Load Bearing Wall Construction

<b>Walls</b>	2 x 4 Finger jointed SYP#2 studs @16" o.c. (2x4 or 2x6 walls added for plumbing drops or vents)
<b>Wall Finish</b>	1/2" Gypsum board (drywall) PVA based mastic adhesive
<b>Top Plates</b>	Single 2x4 Spf2
<b>Bottom Plates</b>	Single 2x4 Spf2
<b>Openings/Headers</b>	Openings framed with 2x4 spf#2 Flat 2x4 spf#2 headers

## Exterior Finish

<b>House Wrap</b>	Perimeter of living space walls installed, sections between 1st and 2nd floor and unfinished Cape living area shipped loose
<b>Siding</b>	Double 4.5 Dutchlap Vinyl Siding (gable ends & inter-module shipped loose) White vinyl 3" outside corners (per plan) shipped loose inside corners (per plan) shipped loose
<b>Shutters</b>	15" raised panel on front of house (not including dormers)

## Exterior Doors and Windows

<b>Front Door</b>	36" Smooth Fiberglass W/ 5 LT Fan Lite PVC-J Composite no rot jamb - Brick mold
<b>Rear or Side Door</b>	32" 9 light Smooth Fiberglass Entry Unit PVC-J - LOW E Composite no rot jamb - Brick mold
<b>Garage Door</b>	32" 6 panel 20 minute steel Fire Rated (per plan) Composite no rot jamb - Brick mold
<b>Lockset</b>	Entry Lever Lock w/ deadbolt
<b>Sliding Glass Door</b>	6-0x6-8 White vinyl sliding door with Low-E and Argon filled insulated glass as shown on plans-DP+50/-59
<b>Windows</b>	Classic vinyl single hung (DP +50/-55), tilt in sash Low-E glazing, Argon filled, 7/8" GBG grids and screen on operable sash wood extension jambs & 2 1/4" white casing (3052 is standard, 2432 in kitchen per plan) (3046 is standard in dormers)
<b>Flashing</b>	Self adhering flashing installed at exterior doors and windows

## Roof/Ceiling Construction

<b>Roof Pitch</b>	7/12 storage @24" o.c. is standard for Ranch & Two story models 9/12 storage @24"o.c. is standard for Cottages/Estate(min.) 12/12 cape@24"o.c. is standard for 2nd floor unfinished cape models (23/32" flooring included) 12/12 two story cape@24"o.c. is standard for finished two story cape
<b>Roof and Ceiling Finish</b>	5/8" Gypsum board (drywall) 2-Part Urethane adhesive
<b>Roof Sheathing</b>	7/16" OSB Sheathing 4' x 8' fastened and spaced w/ H-clips
<b>Roof Coverings</b>	Architectural Fiberglass shingles w/ a limited lifetime warranty 15# felt underlayment- exposed felt underlayment will have OSB strips (Some shingles shipped loose,# of squares depends on type of house & pitch)
<b>Overhangs</b>	12" Eave and Rake (gable end) overhangs w/ aluminum fascia, vinyl perforated soffit and aluminum drip edge (sections of material will be shipped loose based on plan and roof pitch) Shingled gable end returns
<b>Ventilation</b>	Continuous ridge vent with perforated soffit at eave overhang (ridge vent is shipped loose)
<b>Insulation</b>	R-30 Unfaced insulation
<b>Dormers</b>	(2) 4' Dormers w/ 3046 window standard on Standard Cape Cods except Waterville (see plan for # of dormers, varies)
<b>Ceiling Panel</b> (Two story&Two Story Capes)	Ceiling joists- 2x6 SPF#2 equal or better @ 24"o.c. Perimeter Bands & Marriage Wall Bands- 2x12 SYP#2 equal or better R-30 Fiberglass unfaced batts installed @ perimeter of 1st floor ceiling

## Interior Doors, Trim & Finish

<b>Swing Doors</b>	Painted 6 Panel hollow core prehung door with split jambs, 3 satin hinges
<b>Bi-fold Doors</b>	Painted 6 Panel hollow core prehung with 3 hinges per plan
<b>Lockset</b>	Satin lever lockset Privacy lock on all bedroom and bathroom entry doors Passage lock on all other swing doors
<b>Trim</b>	Door Trim- 2 1/4" casing painted white with Latex Paint Baseboard- 3 1/4" painted white with Latex Paint
<b>Stair</b> (When applicable)	Carpet Grade Steps Rake and Balcony rails-paintable spindles (some railings shipped loose) Unfinished oak handrail w/ satin brackets shipped loose per plan
<b>Drywall Finish</b>	Drywall joints taped Vinyl Acrylic Self Priming Paint Smooth Ceilings
<b>Shelving</b>	White ventilated closet shelving system with wall anchors Master Bedroom closet-- double shelves on longest wall, singles on others Single shelves in all other closets Triple shelves in linen closets and pantries Single shelf over washer/dryer

## Plumbing

<b>Water Heater</b>	50 Gallon electric water heater (w/ quick recovery) with pan and drain line
<b>Drain, Waste, &amp; Vent</b>	PVC, Drains stub through floor, Vent lines stubbed into attic (2nd floor drains run in floor to drop location or access)
<b>Water Supply</b>	PEX, connected at fixture and run in floor below (interconnected) Water shut offs at all sinks and toilets only
<b>Washer Plumbing</b>	Washer box with Hot and Cold valve for connection, 2nd or 3rd floor washer gets a pan and drain line
<b>Unfinished Capes</b>	PVC (1) 3" Drain stubbed & capped in attic PEX (1) 3/4" Hot and (1) 1" Cold supply line stubbed & capped in attic

	<b>Heating and Venting</b>
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<b>Thermostat</b>	18/8 T-stat wire provided with 25' coil -- minimum 1 per level
<b>Return Air Grill</b>	20" x 25" return air grill- minimum 1 per level (see print for locations)
<b>Dryer Vent</b>	6" dryer box with 4" metal pipe stubbed through floor

Electrical
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<b>Service/Receptacles</b>	200 amp panel box with 40 breaker capacity 15 amp, 14-2 wiring for all general purpose circuits 14-3 wiring for 3 or 4 way switches 12-2 wire for kitchen, dining room, breakfast nook, washer, & bath receptacles 10-2 wire for water heater 10-3 wire for dryer 8-3 wire for range Minimum of two exterior receptacles 100% weather protection cover (one front&rear) AC/DC Smoke/Carbon Monoxide Detectors (as required by code)
<b>Ground Fault Circuit Interrupter Protection</b>	Bathrooms, kitchen at countertops (Baths interconnected)(20 amp,12-2 wiring) Exterior receptacles, (15 amp, 14-2 wiring) Garage receipts 20 amp
<b>Exterior Lights</b>	One at each exterior door
<b>Interior Lighting</b>	Foyer Light - Brushed Nickel Bedroom, Hall, Utility Brushed Nickel Dining Room/Nook light fixture - 5 arm - Brushed nickel Walk in Closets -- Ball globe Brushed nickel Bath Vanities - 2 arm - Brushed Nickel 3 arm - Brushed Nickel for vanities 48" or over Bath Exhaust fan with light- power vented to eave vent, 2 switches (5) recessed lights in kitchen (includes one located over sink on a separate switch) Living rooms and bedrooms have 2 switches and wire and brace for fan
<b>Arc-Fault Breakers</b>	Per State Code
<b>Unfinished Capes</b>	Circuit ran to junction box for Bath 2nd floor (2) Circuits provided to junction box for additional wiring Smoke Detector Circuit ran to junction box for 2nd floor 3 way switch leg for stair lights
<b>TV and Phone Jacks</b>	(1) TV Phone Receptacle Combo (1) TV (RG-6) cable (2) Phone (CAT-5) line Door chime

## Kitchen

<b>Cabinets</b>	30" raised panel oak or flat panel maple wall cabinets with concealed hinges (sizes per plan) Base cabinets-drawer above door Lazy susans where design permits Cabinet crown across top of cabinets Pull-out trays where applicable
<b>Countertop</b>	Rounded edge laminate countertop with post formed backsplash integrated
<b>Faucet</b>	Single Lever chrome kitchen faucet with sprayer
<b>Sink</b>	Double Bowl Stainless Steel 8" deep
<b>Appliances</b>	Dishwasher (White) installed Range Hood, Ventless with filter and light (White) installed

## Bathrooms

<b>Toilet</b>	Elongated Toilet Bowl
<b>Vanity Top &amp; Sink</b>	Cultured Marble (white vein) with integral bowl Two handle chrome faucet Side splashes at wall
<b>Vanity Cabinets</b>	To match kitchen cabinets (sizes per plan)
<b>Vanity Mirror</b>	24" x 42" beveled for vanities up to 36" 42" x 42" beveled for vanities 42"-48" 54" x 42" beveled for vanities 54"-60" 72" x 42" beveled for vanities 72"-84"
<b>1/2 Bath</b>	Toilet & Vanity per print (some houses may have a pedestal sink standard)
<b>3/4 Bath</b>	Toilet & Vanity per print 48" Fiberglass unit per print (shower door not included) Shower Faucet-Chrome
<b>Full Bath</b> (May be in Master)	Toilet & Vanity per print One-piece combination tub/shower fiberglass unit Tub/Shower faucet - Chrome
<b>Master Bath</b>	Toilet & Vanity per print 48" Fiberglass unit per print (shower door not included) Shower Faucet-Chrome Garden Tub or Corner Tub (corner tub has a white ceramic tile platform) per plan Garden Tub Faucet (Chrome)

## Floor Coverings

### Vinyl Flooring

16 x 16 Vinyl Tile installed in kitchen, bathrooms, utility room, and foyer

## Certification

Third Party certified to state code

Wired to National Electrical Code (current edition per state)

Conforms to 1 & 2 family dwelling code (latest edition per state) (IRC)

Fully inspected with state and third party seals attached

## Warranty

One year factory warranty

Ten year residential warranty

Note: Ten year warranty not valid unless homeowner is registered by builder