**Floor Construction**

**Floor Joists**
- 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

**Sidewall Bands**
- Double 2x10 SYP2 equal or better

**End Wall Bands**
- Single 2x10 SYP2 equal or better

**Marriage Wall Bands**
- Double 2x10 SYP2 equal or better

**Floor Decking**
- Tongue & Groove OSB 23/32" (3/4" nominal) 4' x 8'
- 1-Part Poly Urethane Foam
- 7/16" x 1 3/4" staples

**Insulation**
- R-19 Fiberglass Unfaced batts in 1st floor
- black poly netting
- R-13 minimum Foam board around 2nd floor perimeter

**Exterior Wall Construction**

**Walls**
- 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

**Exterior Side**
- 7/16" OSB sheathing 4'x10' Tall Wall

**Interior Side**
- 1/2" Gypsum board (drywall) glued and fastened with
- 2 part urethene along long walls
- Moisture Resistant Sheetrock in all Tub/Shower area

**Top Plates**
- Double 2x4 Spf2

**Bottom Plates**
- Single 2x4 Spf2

**Openings/Headers**
- Openings framed with 2x4 spf#2
- Sandwich headers per plan

**Insulation**
- R-13 Fiberglass Kraft faced batts
**Marriage Wall Construction**

**Walls**  
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

**Exterior Side**  
7/16" OSB Sheathing 12" strips around bottom and top only  
Gasket installed @ mate line (one module only)

**Interior Side**  
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.

**Top Plates**  
Single 2x4 Spf2

**Bottom Plates**  
Single 2x4 Spf2

**Openings/Headers**  
Openings framed with 2x4 spf#2  
Sandwich headers per plan

---

**Interior Non-Load Bearing Wall Construction**

**Walls**  
2 x 4 Finger jointed SYP#2 studs @16" o.c.  
(2x4 or 2x6 walls added for plumbing drops or vents)

**Wall Finish**  
1/2" Gypsum board (drywall)  
PVA based mastic adhesive

**Top Plates**  
Single 2x4 Spf2

**Bottom Plates**  
Single 2x4 Spf2

**Openings/Headers**  
Openings framed with 2x4 spf#2  
Flat 2x4 spf#2 headers
## Exterior Finish

**House Wrap**  
Perimeter of living space walls installed, sections between 1st and 2nd floor and unfinished Cape living area shipped loose

**Siding**  
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

**Shutters**  
15" raised panel on front of house (not including dormers)

## Exterior Doors and Windows

**Front Door**  
36" Smooth Fiberglass W/ 5 LT Fan Lite PVC-J  
Composite no rot jamb - Brick mold

**Rear or Side Door**  
32" 9 light Smooth Fiberglass Entry Unit PVC-J - LOW E  
Composite no rot jamb - Brick mold

**Garage Door**  
32" 6 panel 20 minute steel Fire Rated (per plan)  
Composite no rot jamb - Brick mold

**Lockset**  
Entry Lever Lock w/ deadbolt

**Sliding Glass Door**  
6-0x6-8 White vinyl sliding door with Low-E and Argon filled insulated glass as shown on plans-DP+50/-59

**Windows**  
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)

**Flashing**  
Self adhering flashing installed at exterior doors and windows
### Roof/Ceiling Construction

| **Roof Pitch** | 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 |
| **Roof and Ceiling Finish** | 5/8” Gypsum board (drywall)  
2-Part Urethane adhesive |
| **Roof Sheathing** | 7/16” OSB Sheathing 4' x 8' fastened and spaced w/ H-clips |
| **Roof Coverings** | 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) |
| **Overhangs** | 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 |
| **Ventilation** | Continuous ridge vent with perforated soffit at eave overhang (ridge vent is shipped loose) |
| **Insulation** | R-30 Unfaced insulation |
| **Dormers** | (2) 4’ Dormers w/ 3046 window standard on Standard Cape Cods except Waterville  
(see plan for # of dormers, varies) |
| **Ceiling Panel** | 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

### Swing Doors
Painted 6 Panel hollow core prehung door with split jambs, 3 satin hinges

### Bi-fold Doors
Painted 6 Panel hollow core prehung with 3 hinges per plan

### Lockset
Satin lever lockset
Privacy lock on all bedroom and bathroom entry doors
Passage lock on all other swing doors

### Trim
Door Trim- 2 1/4" casing painted white with Latex Paint
Baseboard- 3 1/4" painted white with Latex Paint

### Stair
Carpet Grade Steps
Rake and Balcony rails-paintable spindles (some railings shipped loose)
(When applicable) Unfinished oak handrail w/ satin brackets shipped loose per plan

### Drywall Finish
Drywall joints taped
Vinyl Acrylic Self Priming Paint
Smooth Ceilings

### Shelving
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

### Water Heater
50 Gallon electric water heater (w/ quick recovery) with pan and drain line

### Drain, Waste, & Vent
PVC, Drains stub through floor, Vent lines stubbed into attic
(2nd floor drains run in floor to drop location or access)

### Water Supply
PEX, connected at fixture and run in floor below (interconnected)
Water shut offs at all sinks and toilets only

### Washer Plumbing
Washer box with Hot and Cold valve for connection, 2nd or 3rd floor
washer gets a pan and drain line

### Unfinished Capes
PVC (1) 3" Drain stubbed & capped in attic
PEX (1) 3/4" Hot and (1) 1" Cold supply line stubbed & capped in attic
Heating and Venting

Thermostat
18/8 T-stat wire provided with 25' coil -- minimum 1 per level

Return Air Grill
20” x 25” return air grill- minimum 1 per level (see print for locations)

Dryer Vent
6” dryer box with 4” metal pipe stubbed through floor

Electrical

Service/Receptacles
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)

Ground Fault Circuit
Bathrooms, kitchen at countertops (Baths interconnected)(20 amp, 12-2 wiring)

Interrupter Protection
Exterior receptacles, (15 amp, 14-2 wiring)
Garage recepts 20 amp

Exterior Lights
One at each exterior door

Interior Lighting
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

Arc-Fault Breakers
Per State Code

Unfinished Capes
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

TV and Phone Jacks
(1) TV Phone Receptacle Combo
(1) TV (RG-6) cable
(2) Phone (CAT-5) line
Door chime
### Kitchen

**Cabinets**
- 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

**Countertop**
- Rounded edge laminate countertop with post formed backsplash integrated

**Faucet**
- Single Lever chrome kitchen faucet with sprayer

**Sink**
- Double Bowl Stainless Steel 8” deep

**Appliances**
- Dishwasher (White) installed
- Range Hood, Ventless with filter and light (White) installed

### Bathrooms

**Toilet**
- Elongated Toilet Bowl

**Vanity Top & Sink**
- Cultured Marble (white vein) with integral bowl
- Two handle chrome faucet
- Side splashes at wall

**Vanity Cabinets**
- To match kitchen cabinets (sizes per plan)

**Vanity Mirror**
- 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”

**1/2 Bath**
- Toilet & Vanity per print
- (some houses may have a pedestal sink standard)

**3/4 Bath**
- Toilet & Vanity per print
- 48” Fiberglass unit per print (shower door not included)
- Shower Faucet-Chrome

**Full Bath**
- (May be in Master)
- Toilet & Vanity per print
- One-piece combination tub/shower fiberglass unit
- Tub/Shower faucet - Chrome

**Master Bath**
- 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