



**CUSTOM FACTORY CRAFTED STRUCTURES
STANDARD SPECIFICATIONS
MAIN STREET, FOREST PATH, BOULEVARD,
VILLAGE LANE & DUPLEX SERIES**

2-14-11



FLOOR CONSTRUCTION:

Floor width: Combinations of nominal 13', 14', 15', 16'
Delivery: Returnable carrier
Floor Joist: 2x8 or 2x10 per plan, double rim
Bridging: Solid wood
Deck: 24/32" T&G OSB, ring shank nails, glued
Underlayment: 1/4" underlayment for all vinyl floor areas

EXTERIOR WALLS:

Wall Height: 9'0" first level of two-story all others 8' 0"
Studs: 2x6 16" oc
Plates: Top: double 2x, Bottom: single 2x
Sheathing: 7/16" OSB
Insulation: R-19 fiberglass batts
Siding: Dble 4-vinyl lap, .040" thickness, clapboard style
Wind Wrap: Standard

INTERIOR WALLS:

Studs: 2x4 16" oc
Plates: Top & bottom: single 2x
Plumbing Walls: 2x6

MARRIAGE WALLS:

Studs: 2x3 or 2x4 (per design load) 16" oc
Plates: Top: double 2x, Bottom: single 2x
Draft Stop: Bulb seal
Sheathing: Luan under sheetrock

ROOF:

Pitch: 6/12 (ranch, bi-level, 2-story), 12/12 (cape), per plan (4-module capes, Boulevard)
Framing: Pre-engineered trusses 24" oc, 40# snow load
Decking: 7/16" OSB
Shingles: 30 year architectural
Underlayment: Asphalt impregnated shingle underlayment, Armorgard or equal ice shield.
Ventilation: Shingle over ridge vent and perforated soffits
Gable Extension: 12" white metal fascia
Eave Extension: 12" white metal fascia, ventilated vinyl soffits
Insulation: R-49 blown cellulose Ranch/ 2 story: R-30 Cape

WINDOWS: White vinyl double hung with 3/4" Low 'E' glass, screens, tilt sash, no grids

EXTERIOR DOORS:

1 3/4" insulated steel, aluminum threshold and weather-stripping., vinyl-wrapped wood jambs (front), primed jambs (rear). Satin nickel knob set with dead bolt for both doors. Style 6-panel. Optional storm doors.

EXTERIOR TRIM:

Shutters: Vinyl 15" raised panel for front windows.

INTERIOR FINISH:

Drywall: 1/2" smooth finished ceilings & walls with primer vapor barrier paint, taped angles including wall/ceiling joints
Interior Doors: Six-panel white hollow core doors & bi-fold closet doors per plans. Satin-nickel lever passage & privacy locks, three mortised hinges.
Trim: White pine. 3" white base and 2 1/4" door and window casing with colonial style, wrapped window jambs
Mech. Access: Furnace & water heater passage doors (if any)
Opening w/o Door: Drywall
Closet Shelving: White 12" ventilated wire shelving. Four white 16" ventilated wire shelves in pantry and linen closets
Wndw Treatmnts: None
CABINETS:
Kitchen: Merillat Classic Spring Valley oak doors with recessed panels, solid stiles, base cabinets with rollout tray and lazy Susan. Self closing concealed hinges. Finger pull doors and drawers. Tip out

trays kitchen sink base. Crown molding on overheads and full-height cabinets.

Bath Vanities: Oak to match kitchen cabinets. Drawer base for all vanities 30" and over.

Counter Tops: Post-formed rolled edge laminate tops with integral 4" backsplash. (Boulevard: solid surface standard)

FLOOR COVERING:

Vinyl: Sheet vinyl
Carpeting: FHA 25 oz approved stain protected 100% continuous nylon, over rebond pad.

ELECTRICAL:

Panel Box: 200 AMP Service with 40/40 position circuit capacity.
Smoke Detectors: As required by National Electric Code
Range Receptacle: 110V std (220V incl in electric range option)
Dryer: 110V std (220V incl in electric dryer option)
Door Chime: Front entry door, battery-operated
Ext. Receptacle: Two, one each on front and rear elevations
Phone & TV jacks: Two combination jacks
Bath Fans: Fan/light combination for all baths.
Switched recepts: In any room without a light fixture.
Light Fixtures: Porch lights (white, one each door), satin-nickel foyer, kitchen (5 recessed can lights), kitchen sink, dining room, utility room, bedrooms, bathrooms, dinettes, sun rooms, walk-in closets & hallways per plan.

PLUMBING:

DWV: PVC drain, waste and vents to bottom of floor. Under floor to be supplied locally.
Water Lines: Cross-linked polyethylene (Pex), factory connections where permitted by design. Optional Type M copper supplied to bottom of floor.
Ext. Faucet: One frost-free exterior faucet.
Kitchen Sink: Double bowl stainless steel with single lever faucet and spray.
Lavatory: Vitreous china rimless bowl with single lever faucet. Pedestal sink in half baths.
Tub/Shower: Fiberglass with single lever anti-scald faucet.
Commodos: Vitreous china, elongated for Master Bath and round for other baths with seat.
Bath Accessories: Mirror for each sink, optional TP holder, towel bars.

HVAC:

Boots & registers supplied for local connection (no furnace, duct work, thermostat or flues).
Thermostat pull wire provided per plan. Return air: ducted through floor: 1st floor; to attic, 2nd floor
40 gallon electric water heater shipped loose.
Whirlpool dishwasher, 30" white gas range, 18cf white refrigerator w/Icemaker, white vented range hood.

APPLIANCES:

STAIRS:

Per plan for capes & 2-stories (pre-assembled platform for bi-levels). 2x12 horses, carpet grade treads & risers (closed, no returns), white balusters and stained newels, rails and handrails (if any). No basement stair materials.

TWO STORY HOMES: Upper level plumbing and heating duct work provided for local hook-up.

CAPE COD HOMES: Upper level has windows in both end gables. Dormers are optional. Upper level has rough plumbing for future bath. Materials and labor to finish upper level not supplied.

Energy Star Compliant: See builder for details

Note: Custom Factory Crafted Structures has a continuous product improvement program making **all specifications subject to change without notice**. Check with CFCS or your Builder for current specifications and features for all homes.