

# Specifications

## Structure for Ranch

Engineered 2 x 4 trusses at 16 inch on center  
(Standard price includes up to 50 lb. load)  
2 x 10 floor joists  
4 foot rise or 4:12 pitch (see salesperson)  
16 inch eave  
30 year architectural shingles  
Prefinished aluminum fascia  
3/4 inch tongue and groove plywood floor  
2 x 6 exterior wall framing  
2 x 6 and 2 x 4 interior walls  
#2 or better lumber  
R-50 insulation in ceiling (R-38 in vaulted ceilings) (R30 under floor, by owner)  
R-21 or higher total wall insulation  
Primed Hardie™ fiber cement siding, or maintenance-free Great Barrier™ vinyl siding and soffit  
2 x 10 or LVL perimeter joists  
Double top plate interior and exterior  
Steel insulated exterior doors  
Ply-Gem™ vinyl double glazed windows with screens, low E, argon filled

## Structure for 1½ Story

All of the above features with revisions as noted below:

No insulation on second floor  
2 x 10 roof rafters  
2 x 10 floor joists on first and second floor  
10:12 roof pitch with reduced eave  
Two six foot dormers on Cape Cod style

## Interior

Full eight foot ceiling height  
Tape and textured drywall  
Ceiling lights in all rooms  
Two TV and two phone jacks  
Hollow core flush interior doors  
Painted except touchup and marriage lines  
Windows fully cased to match doors and molding  
Doorbell  
Vinyl floor covering and/or  
Mohawk™ carpet  
Seven pound carpet pad

## Bathrooms

Two full bathrooms (in ranch models)  
Gerber™ toilets  
Lasco™ tub/showers  
Single lever faucet  
Swanstone™ single bowl vanity top  
Three door mirrored medicine cabinet

## Kitchen

Laminate countertop with hundreds of choices  
Oak countertop edge  
Single lever faucet  
Double bowl stainless steel sink  
Merillat™ Spring Valley Oak™ recessed-panel cabinets

## Utility

PEX plumbing (copper optional)  
Washer/dryer connections  
200 amp service panel  
Meter base (if attached to home)  
Two hose bibs  
Exterior carriage lights by doors