



## *Standard Specifications*

### *Structural*

Double 2 X 10 Perimeter Band Joist Glued & Nailed  
2 X 10 Floor Joists 16" O.C. Double 2 X 10 Marriage Wall Beam  
Open Joists At Second Floor Plumbing Areas  
3/4" OSB Tongue & Groove Sub Floor Glued & Nailed  
2 X 6 24" O.C. With R-19 Fiberglass Insulation & Vapor Barrier  
2 X 4 Marriage Walls 16" O.C.  
2 X 4 Interior Partitions 24" O.C.  
7/16" OSB Wall Sheathing  
1/2" Drywall Interior Walls Glued & Screwed, Smooth Finish With  
Two Coats Of Primer, 8' Ceilings

### *Electrical & Mechanical Systems*

200 Amp Service With 40 Breakers  
Electric Range Circuit & Receptacle  
Smoke, Heat and CO Detectors Per Code  
Outside Weatherproof GFI Receptacle Front & Rear  
Wireless Front Door Chime

### *Exterior Finishes*

CertainTeed MainStreet Double Four Standard Vinyl Siding  
Exterior Front & Rear Door Lights  
7/16" OSB Roof Sheathing  
5/12 Truss Roof System, 24" O.C. 40 lb Snow Load  
10" Front & Rear Eave Overhangs With Aluminum Fascia & Vinyl Soffit  
10" Gable Rake Overhangs With Aluminum Fascia & Vinyl Soffit  
Ceilings With Smooth Finish & Two Coats Of Primer Paint  
R-30 Ceiling Or Roof Insulation  
Full Ridge Vent & Perforated Soffits For Ventilation  
Ice & Water Shield At Eaves  
30 Year Architectural Tamko Shingles

# *Standard Specifications*

## *Plumbing*

Moen Chateau Style Faucets Throughout  
Pex Water Supply Lines Stubbed To Basement  
Schedule 40 PVC Drain, Waste & Vent Lines  
Standard Hot Water Base Board Heat  
Shut Off Valves On All Sinks & Waterlines  
Single Lever Mixing Valves At All Sinks  
Radon Pipe & Future Vents

## *Interior Finishes*

Nylon Pile Carpet With Pad & Scotch Guard Protection  
Wire Self Venting Closet Shelves With Integral Clothes Bar  
6-Panel Hollow-Core Craftmaster Style Door Prefinished White  
Pine 3 1/4" Baseboard & 2 1/4" Casing Trim Painted White  
Privacy Locks On All Bedrooms & Bathrooms  
Ceiling Light Fixtures In Kitchen, Dining, Foyer, Halls, Bathrooms & Stairwells  
Vinyl Flooring In Kitchen, Baths & Foyer

## *Doors & Windows*

Silverline By Andersen-Solid Vinyl Double Hung Tilt Windows With GBG & Screen  
Insulated Fiberglass Front & Side Doors  
6-Panel Front 3/0 X 6/8 Door  
9-Lite Exterior Rear Door

## *Kitchen*

Merillat Permberton II Cabinets  
Formica Countertop With Self Edge  
Double Bowl 8" Deep Stainless Steel Sink With Pullout Style Single Lever Faucet  
Ventilated Range Hood

## *Bath*

Cultured Marble Vanity Tops  
60" Tub Shower Unit  
1.6 Gallon Elongated Water Saver Water Closet  
Plate Glass Mirror & Light  
Anti-Scald Valves On All Tubs & Shower Units