

## **Presidential Series**

### **Standard Specifications**

#### **Floors**

- 23'8" wide models: Double 2x8 perimeter band, double 2x8 SYP girder with ½" sheathing insert under marriage walls, 2x8 floor joists @ 16" O.C. with joist hangers at marriage wall side.
- 27'6" wide models: Double 2x10 perimeter band, double 2x10 SYP girder with ½" sheathing insert under marriage walls, 2x10 floor joists @ 16" O.C. with joist hangers at marriage wall side.
- 29'6" wide models: Double 2x10 perimeter band, double 2x10 SYP girder with ½" sheathing insert under marriage walls, 2x10 floor joists @ 16" O.C. with joist hangers at marriage wall side.
- 31'6" wide models: Double 2x12 perimeter band, double 2x12 SYP girder with ½" sheathing insert under marriage walls, 2x12 floor joists @ 16" O.C. with joist hangers at marriage wall side.
- ¾" T & G O.S.B. glued and nailed, on all models

#### **Walls**

- 2x6 Exterior wall construction @ 16" O.C.  
7/16" O.S.B. exterior wall sheathing  
R-19 Fiberglass insulation with vapor barrier  
½" Finished drywall with two coats base paint  
Thermoply sheathing board on marriage walls

#### **Roof and Ceiling**

##### **Truss Roof:**

- 23'8" Wide Models: 10" Fixed eave overhang with 6" Fascia  
27'6", 29'6", 31'6" Wide Models: 10" Hinged eave overhang with 6" Fascia

##### **Rafter Roof:**

- 10" Hinged eave overhang with 6" Fascia, all models  
12" Gable end overhangs  
7/12 Trussed roof @ 16" O.C.  
7/16" O.S.B. roof sheathing  
3' Ice & Water barrier  
Shingle over ridge vent  
30 year Architectural self-sealing shingles with #15 felt paper  
8' Ceiling height  
R-30 Fiberglass insulation (Kraft-faced)  
5/8" drywall ceiling, taped and spackled with a flat finish

#### **Interior**

- All interior walls at 16" O.C.  
FHA approved carpet with 6 lb bonded padding in Living Room, Dining Room, Hall and all Bedrooms (shipped loose, cut and labeled per room)  
Vinyl floor covering in Kitchen, Baths and Utility Room  
Ventilated closet shelves  
6-Panel white or stained passage and bi-fold interior doors  
Wood baseboard molding (3 ¼") - white or stained pine  
Wood door and window Colonial style casing (2 ¼") white or stained pine  
Hall light and globe

## Standard Specifications (cont'd)

### Exterior

Double-hung vinyl windows with screens and insulated Low "E" glass, white interior  
Fiberglass front and rear doors  
Exterior porch light at front and rear doors  
Straight or Dutch Lap Vinyl Siding  
Door bell front and rear

### Kitchen

Vented range hood with light and fan (ductless hood if range is on interior wall)  
8" deep double-bowl stainless steel sinks with single lever faucet assembly and spray  
Custom built kitchen cabinets - raised panel oak  
High-pressure, matte-finish laminate countertops with backsplash  
Soffit, Galley Rail or Crown Molding over kitchen cabinets  
Ceiling lights centered in Kitchen and above sink  
Chandelier in Dining Room

### Bathroom

Custom built vanity cabinet with cultured marble top with single bowl lavatory  
One piece fiberglass tub & shower unit  
Bath vent fan with light in all baths (Master bath to receive vent fan with light and heater on separate switch)  
1.5 gallon colored china pottery water closet (elongated)  
Towel bar and paper holder  
Recessed beveled mirrored cabinet with light  
Vanities 42" and over will have plate glass mirrors with light

### Plumbing

All plumbing stubbed through floor for on-site connection  
Water lines - PEX tube supply lines  
Waste and vent lines - PVC schedule 40  
One frost-free exterior water faucet (shipped loose)

### Electric

200 AMP 40 circuit box (dropped below floor on basement models)  
Smoke detectors - Smoke and heat detectors for Massachusetts only  
Arc Fault Interrupter circuit in all rooms where required.  
Exterior weatherproof receptacle on Ground Fault Interrupter circuit  
GFCI protection where required

### Heating

Electric baseboard heat with individual wall-mounted thermostats  
50 Gallon electric water heater

## **Raised Ranch Specifications**

**Note:** Additional Specifications for Raised Ranch only

### **Interior**

Electric or hot water heat element for landing (shipped loose)  
Carpet, pad & vinyl flooring shipped loose for on-site assembly of stairs  
Note: Stair & Landing packages are available as an option

## **Cape Specifications**

**Note:** Additional Specifications for Capes only

### **Interior**

Future wiring chase  
Stairs to second floor (railing supplied and installed by builder)  
Close-off package includes the following ship loose items: one 30" passage door, trim, studs, drywall, insulation, carpet and pad for stairs

### **Exterior**

"2852" windows on first floor and gable ends

### **Roof System**

12/12 Rafter roof system @ 16" O.C.  
R-30 Fiberglass ceiling insulation installed between first and second floor  
3/4" T & G O.S.B. decking on second floor  
2x10 floor joists @ 16" O.C.

## **Two Story Specifications**

**Note:** Additional Specifications for Two Story only

### **First Floor Ceiling**

2x6 Ceiling joists @ 16" O.C. with double 2x12 perimeter bands, glued and nailed  
2'0" Width of fiberglass insulation installed at perimeter of ceiling

### **Exterior**

"2852" windows throughout first and second floors except kitchen and bath(s)  
All second floor siding is shipped loose  
2 Exterior Carriage lights at front door

## **Two Story Specifications (cont'd)**

### **Second Floor – Floor System**

23'8" wide models: Double 2x8 perimeter band, double 2x8 SYP girder with ½" sheathing insert under marriage walls, 2x8 floor joists @ 16" O.C. with joist hangers at marriage wall side.

27'6" wide models: Double 2x10 perimeter band, double 2x10 SYP girder with ½" sheathing insert under marriage walls, 2x10 floor joists @ 16" O.C. with joist hangers at marriage wall side.

29'6" wide models: Double 2x10 perimeter band, double 2x10 SYP girder with ½" sheathing insert under marriage walls, 2x10 floor joists @ 16" O.C. with joist hangers at marriage wall side.

31'6" wide models: Double 2x10 perimeter band, double 2x10 SYP girder with ½" sheathing insert under marriage walls, 2x10 floor joists @ 16" O.C. with joist hangers at marriage wall side.

¾" T & G O.S.B. glued and nailed, on all models

### **Interior**

Steps to second floor with carpet and pad shipped loose

Railing supplied and installed by builder

### **Plumbing**

Plumbing stubbed for the second floor. Drywall will be left off and shipped loose in order to make plumbing connections. All plumbing connections between 1<sup>st</sup> and 2<sup>nd</sup> floor supplied and installed on-site by builder.

## **Contemporary Specifications**

Beige vinyl windows, per floor plan

Winged gable, per floor plan

Cathedral Ceiling, per floor plan

Beige soffit and fascia

House wrap

## **Log Home Specifications**

All log homes are constructed to the standard Presidential specifications and include the following additional items:

White pine log siding with solid log corner extensions on exterior walls

6/4x4 unfinished white pine exterior trim around all windows and doors

Solid six panel pine interior doors

Solid six panel pine bi-fold closet doors

1 x 4 white pine interior door and window trim – Clear Polyurethane finish

Beige vinyl windows

1x8 T & G white pine on the interior of all exterior walls – Clear Polyurethane finish

**Special Note:** Builder is required to apply preservative to the home on-site as soon as the house is set on the foundation