# *STANDARD SPECIFICATIONS*

## FLOORS

**24', 28', 30' widths available (see plan details)**

**2 x 10 floor joists- 16" o.c.**

**Double perimeter rim joists**

**3/4" tongue and groove OSB floor decking- glued and fastened**

## PLUMBING- HVAC

**Pex water line below floor stubs only- finish plumbing by others**

**Ice and water refer prep**

**PVC below floor waste stubs- finished 2nd story plans ran to chase**

**Boots, registers, in-wall return air chases - cut out at bottom plate on basement and top plate on crawlspace plans and upper level of 2-storys***

## WALLS AND CEILINGS

**2 x 6 exterior walls- 16" o.c. - 8' walls**

**Double top plate, single bottom plate at supporting walls**

**2 x 4 interior walls 16" o.c.**

**2 x 3 mate line walls 16" o.c.**

**1/2" drywall throughout**

**Walls smooth finish primed white**

**Continuous exterior wall vapor barrier**

**Ceilings textured finish**

## ELECTRICAL

**200 Amp Square D-HOM 4080 panel box located per plan (Jumbo)**

**Copper Romex wiring**

**Door chime at front door**

**Smoke- C.M. detectors per code**

**Brushed nickel light fixtures**

**1 light fixture- each exterior door**

**Reinforced fan box @ LR, FR, DR, BR'S w/ 6" LED ceiling light & single switch**

**Flush Mount 6" LED - Hall, Foyer, Utility, Walk-in Closet, Stairwell**

**Bath fans double switch (1 for light, 1 for fan)**

**Attic light fixture w/ pull string**

**(4) flush mount 6" LED ceiling lights in Kitchen w /(1) 6" LED @ Kitchen sink (5 total)**

**110 gas range receptacle and 220 electric range receptacle**

**110 gas dryer and 220 electric dryer receptacle**

**2 exterior GFI receptacles (1 front, 1 rear) per plan**

**All Kitchen and Bath receptacles GFI**

**Whole House Surge Protector Included**

## ROOF

**5/12 Pitch Ranch, Two Story**

**10/12 Pitch Cape Cod Styles**

**Roof truss spaced 24" O.C.**

**7/16" osb roof sheathing- 15# Felt**

**CertainTeed Landmark architectural shingles, see colors**

**Shingle cap ridge vent ventilation system**

**Vented white soffit w/ white aluminum fascia, white drip edge**

**Ranch, Two Story - 16" nominal overhang at sidewall eaves, 12" overhang at gable ends**

**Cape Cod - 12" nominal overhangs sidewall eaves & gable ends**

**Ice Dam**

## EXTERIOR/ INSULATION

**R21 high density sidewall insulation**

**R40 blown ceiling insulation all 5/12 and optional 7/12 roof pitch**

**7/16" osb all exterior walls and at mate line**

**Exterior house wrap**

## BATHS

**One piece white fiberglass tubs and showers per plan**

**Drop in style white vanity lavs with overflow**

**Single lever chrome vanity faucets**

**Elongated white toilets**

**Merillat Classic Spring Valley or Marlin cabinetry- see std. selections**

**Formica post form laminate vanity countertops w/ backsplash-Caspian Edge**

**Mirror with light at all vanity areas**

## KITCHENS

**Chrome Kitchen Pullout Faucet**

**8" stainless steel Kitchen sink**

**Merillat Classic Spring Valley cabinetry- see std. selections**

**Soft Close, Dovetail Constructed Drawers with full extension guides**

**Soft Close Cabinet Doors**

**Slide out middle tray in all applicable base cabinets in Kitchen**

**Lazy susan at all applicable base corner cabinet areas**

**Tip out sink trays at Kitchen sink**

**36" refrigerator opening**

**Ventless white range hood (other colors available)**

**Switch and wire for garbage disposal**

**Dishwasher wire prep - omit cabinet**

**Formica post form laminate countertops with backsplash-Caspian Edge**

**Bank of drawers- 1 per Kitchen area- standard**

**Staggered wall cabinets (corner and tall pantry cabinet- when applicable)**

**Crown molding at Kitchen wall cabinets**

**Drawer over door cabinet construction**

## EXTERIOR FINISH- WINDOWS AND EXTERIOR DOORS

**.42 mil Georgia Pacific D4 vinyl siding (clapboard or dutchlap available)**

**Jeld-Wen Brickmould single hung windows, white, clear (grids opt.)**

**36" white 6-panel front door/ rear door ( 36" where applicable)**

**Fiberglass 6-Panel Front Door and Steel 6-Panel Fire Rated Rear Door**

**Brushed nickel door hardware with deadbolt**

**Raised panel vinyl shutters- front door side**

## INTERIOR FINISH- FLOOR COVERINGS- INTERIOR DOORS AND TRIM

**32" and 36" interior passage doors where applicable**

**2-panel white roman arch hollow core interior doors**

**Brushed nickel hardware w/ lever handles- privacy locks MB, Baths**

**White base trim and casing**

**White wire coated shelving all closets- per plan**

**Congoleum vinyl flooring- all wet areas, Kitchen, DR, Foyer**

**25 oz Cape Canaveral carpet w/8# pad- Living areas, BR's & Halls (per plan)**

**Carpet and pad ship loose- installed by others**

**Cape and Two Story - Stairs to second story receive 1/2 wall with cap**

## WARRANTY

**** HVAC PREPS INCLUDED ONLY- IF ADDITIONAL ARE NEEDED IT IS TO BE DONE ON SITE BY OTHERS- HH WAIVES LIABILITY***

***IN EFFORTS TO CONTINUALLY IMPROVE OUR PRODUCT STANDARD SPECIFICATIONS MAY CHANGE WITHOUT NOTICE***