April 4, 2016

Standard Specifications

FLOOR SYSTEM

2"x 8" SPF Floor Joists - 16" O.C. with solid bridging, double 2 x 8 front and rear perimeter - 24 wide single story homes, and 24 wide two-story homes
2"x10" SPF Floor Joists - 16" O.C. - 26/28 wides.split levels, first story of 26/28 two story homes, and first and second story of 31W homes - with double 2 x 10 front and rear perimeter.
19/32 Agency Rated T&G floor decking, except 31 wide homes - 23/32 T&G - glued & stapled

WALLS

Exterior	2 x 6 - 24" O.C. with single bottom & double top plate
	2 x 6 - 16" O.C. with single bottom & double top plate.(Two Story 1st floor only)
	[R-21 Krafffaced fiberglass insulation
	7/16" OB exterior wall sheathing
	Note: Can't use in 2009 IRC States @ 24" o.c. spacing in greater than 90 MPH wind zone
	Air Wrap on exterior walls
Marriage	Double 2 x 3 - 24" O.C. 24W single story; 16" O.C. 26/28 & 31 wide single story
	Double 2 x 4 - 24" O.C.-24W Cape; 16" O.C. 26/28, & 31 wide Cape
	Double 2 x 4 - 16" O.C.-All widths TS 1st floor
	Double 2 x 3 - 16" O.C.-All widths TS 2nd floor
	Structural sheathing on marriage walls, except none on Phoenix & Horizon Series
Partition	4" @ 24" O.C., except "Horizon Series" - 3" @ 24" O.C.
Interior	1/2" Finished Drywall painted - primer coat
	8'0" Ceiling Height

ROOF & CEILING

5/12 RoofTrusses @ 24" O.C., except 31 wide - 7/12 Roof Trusses @ 24" O.C.
12/12 Trussed roof - Capes 24" O.C. (24W); 16" O.C. (26/28 & 31W)
7/16" OB Roof Sheathing
Fiberglass Dimensional Roof Shingles w/felt underlayment
R-32 Insulation with Vapor Barrier
Smooth finish Ceiling w/One Coat Primer Paint
11" Gable & Fixed Sidewall Overhang (24/26 wide); 16" Gable (28/31-5/12 & 7/12) & 16" Flip Sidewall overhang (28/31 wide); 11" Sidewall Overhang/2" Gable Overhang on Phoenix & Horizon Series
Aluminum fascia and vinyl vented soffit
Aluminum Ridge Vent

INTERIOR

Plush Carpet with Pad
Vinyl Floor Covering in Kitchen, Baths and utility area
Vented Closet Shelves with Clothes Bar
Ceiling Lights in kitchen, dining room, bath, hall and stairwell
6-Panel White Colonial Doors with matching trim
Lever Style locksets, except Tulip Style for Phoenix & Horizon Series

EXTERIOR

2-Lite Insulated exterior doors,
Low-E vinyl patio door (as required per plan)
Vinyl, Single Hung, Low-E Windows
Siding, 4 x 4 Vinyl over 7/16" oriented board sheathing
Porch lights.(One per exterior door, except raised ranchers & two stories-2 at front door)
Shutters, front of house

Standard Specifications

KITCHEN

Aristokraft "Oakland Oak" Cabinets, Refrigerator cabinet optional
Open Soffit over kitchen cabinets
Self-Edge Countertop with Backsplash
White Range Hood w/Light
Double Bowl Stainless Steel Sink
Single Lever Faucet With Sprayer

BATH

60" One-Piece Fiberglass Tub/Shower Combination
Anti-Scald Valve on Tub and showers
Low Consumption Elongated Bowl Water Closet
Aristokraft "Oakland Oak" vanity cabinet,
Cultured marble top with oval bowl
Medicine cabinet - (1) 18 x 26 beveled mirror cabinet with integral light bar over vanities through 48", and (2) 18 x 26 beveled mirror cabinets with integral light bar over double bowl vanities, except Phoenix & Horizon Series
Combination Fan/Light Ventilation Unit
Towel Bar & Toilet Paper Holder
Single Lever Faucet

PLUMBING

PEX Water Supply Lines Stubbed Through Floor
PVC Drain, Waste & Vent Lines
Shut-off Valves Thoughout
Energy Saver 50 Gallon Electric Water Heater (Optional w/HWBB Heat)

ELECTRICAL

Standard Lighting fixtures, except.drum lights in dining area of ilo chandelier standard in balance of series
Wiring per National Electric Code
200 Amp Main Service Panel
Exterior Weatherproof GFI Protected Circuit (Front & Rear)
AC/DC Smoke Detector(s)
Wiring for Electric Range
Doorbell at front door
Phone Jacks - (3) - Living Room, Kitchen & Master Bedroom
TV Jacks - (2) - Living Room, Master Bedroom

HEATING

Electric Baseboard w/Wall Mounted Thermostats or Hot Water Baseboard Heating elements (optional charge for second story of two story units)

VAULT CEILING FEATURES

Maximum room length of 22 feet, except 7/12-31W maximum room length of 20 feet
Maximum roof load of 60# @ 24" oc. *190*# @ 16" oc.
Not Included: Insulation and interior finish material for vault ceiling

CAPE FEATURES

Note: Additional specifications for capes only

Marriage Walls - 2 x 4 (24W - 24" oc; 26W/28W/31W - 16" oc)
Close-off package - includes (1) 30" passage door, stairwell walls, and carpet with pad for stairs. (Shipped loose) Insulation for walls/ceiling not included.
Future second floor plumbing lines, heat and electric circuits Collar ties provided for roof installation
Second floor ceiling height (24W @ 90" - 26W/28W/31W @ 96") Agency Rated T & G floor decking provided for second floor
Spray Foam with cellulose under decking, fiberglass behind kneewalls

CAPE CHALET FEATURES
The following features in addition to the above listed items for capes: Prow extended over sliding glass doors
Glass panels over sliding glass doors
Not included: Insulation and drywall to finish open area

TWO STORY FEATURES

Note: Additional specifications for two story only

First Floor:
Marriage Wall - 2 x 4 - 16" oc
2 x 6 Ceiling Joists - 16" oc with 2 x 12 perimeter
Fiberglass insulation around perimeter between floor and ceiling

Second Floor - floor system:
2 x 8 floor joists - 16" oc with 2 x 10 perimeter - 24/26/28W
2 x 10 floor joists - 16" oc with 2 x 10 perimeter - 31W

Interior:
Stairs to second floor with carpet and pad. (Shipped Loose) Drywall left *off* to make plumbing connections as floor plan dictates (Drywall shipped loose to close openings)

Exterior:
Exterior Walls, 2 x 6 - 16" oc - First Story
2 x 6 - 24" oc -
Second Story Second floor siding shipped loose
Vinyl, Single Hung, Low-E Windows