Standard Product Specifications

FLOOR

- Double 2 x 8 perimeter band joists, with 1/2” OSB stiffener, glued and nailed with 2 x 8 floor joists, 16” o.c. (23’-6” and 24’ wide homes)
- Double 2 x 10 perimeter band joists, with 1/2” OSB stiffener, glued and nailed with 2 x 10’s, 16” o.c. floor joists (26’-0", 27’-6” & 31’-6” wide homes) or I Joist 16” o.c. may be substituted for 2 x 10’s at the option of the company. I joists or equivalent will be used in all 2nd floor plumbing areas.
- All 27’-6” wide homes will have solid block bridging as standard.
- All 31’-6” wide homes will have two rows of solid block bridging as a standard in the Kitchen and Bath areas.
- 3/4"OSB tongue and groove combination sub floor/underlayment glued and nailed
- 2 x 2 ledger strip on mating wall side of floor assembly

WALLS

- 2 x 6’s 24” o.c. exterior walls
- 2 x 4’s 24” o.c. interior wall construction
- 2 x 4 mating wall construction, 16" o.c. with 7/16” shear strip sheathing
- 1/2" drywall interior wall finish (smooth) Low V.O.C. paint, primer coat
- 7/16" exterior OSB wall sheathing
- 5 ½” high density Knauf ECO-Batt, (R-21) batt insulation
- Barricade Brand, barrier wrap installed on outside walls
- 8’ ceilings

ROOF AND CEILING

- 6/12 rafter roof system, 24" o.c. 40# snow load
- 15# felt paper underlayment under CertainTeed Landmark 30 yr. Architectural Shingles
- 11" front and rear overhangs with aluminum fascia and vinyl soffit, 23’-6” and
- 26’-0”, 27’-6” & 31’-6” wide homes have flip eaves
- 1/2" OSB roof sheathing
- 1/2“ceiling gypsum board (smooth finish) Low V.O.C. paint, primer coat
- Knauf ECO-Batt, R-30 ceiling insulation
- Cora-vent shingle over ridge vent and perforated soffits in eaves for roof ventilation
- Ice and water shield at eaves
- 2x6 rake board at gable ends

PLUMBING

- PEX water supply lines stubbed through floor
- Schedule 40 PVC drain, waste, vent lines
- Shut-off valves on all sinks
- American Standard single lever mixing valves at Tub/Showers in brushed chrome
- American Standard dual control Kitchen & Vanity Faucets in brushed chrome
- Radon pipe from floor cavity to roof area

Signature
BUILDING SYSTEMS OF PA, LLC

Standard Product Specifications

INTERIOR

- 26 oz. continuous filament nylon pile carpet with Scotch guard protection
- Vinyl floor coverings in kitchen, all baths and utility room areas over 1/4” Luan underlayment
- Self-ventilating closet shelves with integral clothes bar
- 6 panel colonial door with white wood grain finish
- Colonial pre-finished white molding package
- Lever set privacy locksets on all bath and bedroom doors in brushed nickel
- Ceiling light fixtures provided for kitchen, kitchen sink light in white, dining room, baths, foyer, hall and stairwell in brushed chrome.

KITCHEN

- Broan Vented range hood
- Double bowl stainless steel kitchen sink 8” deep, with American Standard dual control handle faucet and spray
- Wolfe, Saginaw Series cabinets with plywood sides and backs
- Self-edge countertops with separate backsplash
- Overhead refrigerator cabinet
- Refrigerator ice maker line installed

EXTERIOR

- Ply-gem, Classic Vinyl, double hung, windows with Low E glass, window is trimmed with stools and apron trim
- Plastpro Fiberglass smooth 3/0 6-Panel front door & 2/8 9-lite rear door with Composite jamb
- CertainTeed Encore double 4 or 4.5 standard vinyl siding
- Exterior front and rear door lights in brushed nickel or oil rubbed bronze

BATH

- Kerrico Cultured marble counter tops with integral sink basin
- One piece Maax Aker tub/shower unit
- Wolfe Brand, Saginaw Series cabinets with plywood sides and backs
- Brushed Chrome bath accessories, towel bar, tissue paper holder and towel ring
- Light and mirror over bath vanity
- Bath fan/light combination with separate switches
- American Standard, 1.6 gallon water saver, elongated water closet
- American Standard, Anti-scald valves on all tubs and shower units

ELECTRICAL

- Electric range circuit and receptacle
- 200-amp entrance panel for below floor installation
- Smoke detectors in all bedrooms and hall per code
- Outside weatherproof receptacle on GFI on front and rear of home
- Wireless front door chime
- 2 Telephone and TV jacks, locations to be determined by the purchaser

HEATING

- Total electric or HWH baseboard heat with individual wall mounted thermostats