Our Standard Two–Story Features

HOUSE FLOOR WIDTH & ROOF
Floor width 30', 28', 26' per print, increase length & width optional
Floor crawl space model, basement prep available
Roof truss 6/12 24" oc 50lb roof load (available 9/12), 16"oc available
Roof eave and rake 10"
Roof sheeting 7/16"
Roof sub fascia 2x6
Roof attic access
Ceiling drywall 5/8"

STRUCTURAL
Floor joist 2x10 16" oc upper and lower levels #2 SPF or better
Floor deck ¾" Tongue & Groove, screwed and glued, cut back at
Mate line
Floor band joist doubled sidewall, mate wall
Ceiling joist lower level 2x6 16" oc
Ceiling 8' height throughout (available 9')
Walls exterior 2x6 16" oc, double top plate, ½" drywall
Walls interior 2 x 4 16" oc ½ drywall
Walls mate line 2x3 16" oc ½ drywall
Walls exterior sheeted W/ 7/16 osb side end & mate line

HEATING
Heat register and boots
Oval runs for upper level supply
Main Duct and furnace not provided std. (see options)
Return air cavity per plan

PLUMBING
1/2" PEX supply lines stubbed through floor per code
PVC drain lines stubbed through floor
Shut offs all exposed supply lines
Freeze proof faucet installed
Delta single lever faucets, Vanity, tubs, kitchen sink-lifetime warranty
Delta spray attachment kitchen sink
Stainless steel double bowl kitchen sink
Proflo elongated commode and tank
China lavs with overflows
Fiberglass tub & shower/enclosures, per print
All network of plumbing not included under lower level floor
(some available)

ELECTRICAL
200 amp Siemen service panel 40/40
Copper romex 12-2 wire all general circuits
Copper romex wire other circuits sized accordingly
Ground fault protection per code
Arc fault protection all bedrooms
220V provided for dryer per plan
Smoke and carbon monoxide detectors per code
Switched receptacle in living room
3 way switches per plan
Ceiling lights, double bulb, all rooms except living room
LED Recessed flush mount canister lights in kitchen
Porch lights by all exterior doors
Pendant lights over mirror all baths
Broan light vent combination all baths
Range hood with light
Attic light
Door chime front door
One Telephone jack, choose from suggested locations
Outside recept front and rear
Tamper resistant recepts
All UTL circuits GFCI, all KIT circuits ARC fault AFCI, DW GFCI protected

EXTERIOR FINISH, WINDOW, DOOR & INSULATION
Tyvek House wrap around entire house, including gables Ice dam protection eaves
R-21 paperback batt insulation all exterior walls
R38 blown attic insulation
Vinyl 4x4 siding, prepped for sill plate fastening lower level
Vinyl siding ship loose for onsite upper level install
Vented vinyl soffit and Aluminum fascia
Owens Corning TrueDefinition Duration shingles-limited lifetime warranty
Silverline single hung windows (see Window Options)
Vinyl casement window over kitchen sink- per plan
Grids between glass
Tip out window sash Low E2 Argon filled glass and Passive Solar glazing
15" louvered shutters all windows
Dead bolts keyed alike
Thermatru Fiberglass front door peep hole and knocker 3'0" X 6'8" with lever action Schlage lockset
Thermatru Steel rear door 20 minute fire rated 2'8" X 6'8" with lever action Schlage lockset
Caulking under all exterior walls

CABINET
Merillat Spring Valley Oak recessed panel per plan
Crown molding over all wall cabinets
Wall cabinets over washer and dryer, per plan
Lazy susans in corner plan
Raised angle wall cabinet in corner per plan
Raised Pantry Cabinet per plan
Bank of drawers in base cabinets - bathrooms
Laminate counters with no drip edge and Post Form backsplash

INTERIOR DOOR AND TRIM
6 panel interior doors oak embossed finish 32" where applicable
Wood base and door casing oak embossed finish
Mortised hinges all doors
Lever action passage and privacy locksets
Wood casing and jamb with oak embossed finish all windows
2 ¼" mirror trim stained to match door/window trim color
All interior decorative wood components added will match trim color

FLOOR COVERING
FHA certified wear-dated Anso nylon carpet 35 oz. ship loose not installed
Carpet provided for upper level stairs ship loose
5 lb rebond carpet pad ship loose
Vinyl tile installed in the kitchen, baths, utility, foyer & morning room, per plan

INTERIOR FINISH
Smooth wall finish painted white with hi-build primer
Stipple finish ceiling painted white with hi-build primer
Flush transition at ceiling line no beam
Epoxy coated wire shelves closets
Stairway banisters not provided on most plans
Closet organizer system in Bedroom 1 walk in closets, per print

APPLIANCES
Range hood over stove area
No appliances standard

WARRANTY
One year, 10 year structural as described on web page www.rochesterhomesinc.com (ID102006)

The Rochester series is our flagship line of customizable homes that come in several different sizes and combinations of units. We take pride in the Rochester series being built to the highest quality standards, offering many desirable options, and being the most valuable home you can build. All of the 26', 28' & 30' wide floor plans shown in this book are available in the Rochester series. Custom floor plans are our specialty.