ALL AMERICAN DESIGNER SERIES

2012 STANDARD SPECIFICATIONS (Dyersville)

Effective January 1, 2012

FLOORS & CEILING
2” x 8” Floor joists & Triple Center Beam @ 16” o.c. (24' wide plans)
2” x 10” Floor joists & Triple Center Beam @ 16” o.c. (28' wide plans)
2” x 12” Floor joists & Triple Center Beam @ 16” o.c. (32' wide plans)
Double Rim Joists at eave sides of house
Construction adhesive and mechanical fasteners - subfloor to floor joist
5/8" Tongue and groove oriented strand board subfloor or equivalent
2"x6" Ceiling and box joists (Two Story plans)
5/8" Type-X gypsum drywall - glued to trusses
8' First floor ceilings (9' on select Two Story plans)
8' Second floor ceilings (All Two Story plans)
Stomped Textured finish ceiling

ROOF
30 PSF ground snow load rating
24" O.C. roof trusses
Ranch - 6/12 roof pitch (multi-section per plan)
Std cape: 12/12 roof pitch
7/16" oriented strand board or equal sheathing
15# roof felt underpayment
Certainteed 30 Year architectural laminate shingles - nailed
14" Overhang with vented Vinyl soffit system
2” x 6” fascia with Aluminum Cover
Ice damming protection (where required)
Continuous Ridge Vent

EXTERIOR WALLS & INSULATION
2” x 6” studs - 16” o.c.
2” x 6” plates - double top plate / single plate at bottom and gable end walls
7/16” Oriented strand board or equivalent
Certainteed Newtown vinyl siding
Tyvek House wrap
Blown Cellulose (R-38) - Ranch & 2 Story - Ceiling
Condensed Fiberglass (R-30) - Capes - Ceiling
Fiberglass Batt (R-19) - Exterior Walls
Vapor Barrier Wall Finish

INTERIOR WALLS
2” x 4” studs - 16” o.c.
2” x 4” top and bottom plates
1/2” gypsum drywall
Sherwin Williams Latex Paint - Duck White
Rounded wall corners
Orange Peel Wall Texture

MARRIAGE WALLS
2” x 3” Studs - 16" O.C. per plan (2"x4" studs on select plans)
2” x 3” plates - double top, single bottom
7/16” oriented strand board or equivalent

WINDOWS & DOORS
Ply-Gem Single hung vinyl (Low-E) windows w/screens - tilt sash
Ply-Gem Sliding patio door (select plans)
Taylor - 1-3/4” thick Steel insulated entry doors - Exterior
Brushed nickel entry knob - Exterior
6 Panel molded doors - Interior
Brushed nickel knob door handles - Interior
Pre-finished Oak trim at windows, doors and base boards

PLUMBING
Pex water lines - thru floor drop
PVC drainage system - thru floor drop
Exterior water spigot - shipped loose
Washer and dryer hookup
Plumbing Vent for Future Basement Bath

FLOOR COVERING
Vinyl Madera flooring - Kitchen, bath and utility areas
Carpet flooring - Dining, living and bedrooms - Shaw Install Program
Carpet pad - 6 pound

KITCHEN
Merillat Basics cabinetry
8" Deep stainless steel sink
Ventless range hood
Wilsonart laminated countertop with 4" Backsplash
Peerless Chrome faucet w/ sprayer

BATHS
Fan/light combination exhaust vent - vented to eaves or gables
Mirror(s)
Vanity light bar(s)
Merillat Basics vanity
Wilsonart laminate countertop with China sink(s) & 4" Backsplash
One piece fiberglass tub and/or shower combination -Per Plan
Round front porcelain water closet
Peerless Chrome Double lever faucet(s)
Chrome Toilet paper and towel holders
Anti-Scald Shower Faucets

LIGHTING
Reinforced switched ceiling box - all bedrooms and living room
Eyeball can light - Above kitchen sink
Chandelier - Dining room
Dome light - Breakfast nook
Dome light - Utility room
Dome light - Hall
Dome light - Walk-in closet
Dome light - Basement stairway
Coach lamp - Front and rear/side entrance

ELECTRICAL
200 Amp 40 Slot entrance panel - Cutler Hammer
Arc-fault protected bedrooms
12-2 Copper wiring or Better
Doorbell - Front entrance
Television Box & Pull-wire (3)
Phone Jacks - Cat 5 (1)
Dual Sensor Smoke detectors - where applicable
CO / Smoke detectors - where applicable
Pre-wired for basement smoke detectors if applicable (field installed by others)
Stove Receptical
Dryer Receptical
Energy Star Rated CFL Bulbs Included
GFCI Protected Outlets - Exterior Front and Rear of Home
GFCI Protected Outlets - Kitchens and Baths

Miscellaneous
Wire Closet Shelving
1 Year General Warranty and 10 Year Structural

*****Note: Specifications subject to change without notice.***
Revised: November 1, 2011