Construction Specifications

Construction

- 2x10 Floor Joists @ 16" O.C. with Double Perimeter Band – Front and Rear
- 3/4" T&G OSB Floor Decking Glued and Nailed
- 8'-0" Wall Height
- 2x6 Exterior Walls @ 16" O.C. with 7/16" OSB Sheathing
- Double 2x4 Mating Walls @ 16" O.C. with Sheathing
- 2x4 Interior Walls @ 16" O.C.
- 7/12 Pitch, Non-Storage Rafter Roof System @ 16" O.C.
- 10" Eave Overhangs, Fixed When Possible
- 10" Gable End Overhangs
- 7/16" OSB Roof Sheathing

Insulation

- R-38 Ceiling Insulation with Vapor Barrier
- R-21 Fiberglass Exterior Wall Insulation with Vapor Barrier
- Exterior House Wrap

Utilities

- Tuff-Pex Fresh Water Lines Stubbed (Code Dictates)
- PVC Drain, Waste and Vents (Stubbed)
- Shut-Off Valves on All Fixtures

Electrical

- 200 AMP Main Service Panel
- Smoke Detectors and Carbon Monoxide Detectors (Per Code)
- Two RG-6 TV Jacks and Two Cat-5e Phone Jacks
- Wired Door Chimes (One in Front and One in Rear)
- One USB In-Wall Charger (Receptacle)
- Regressed Wafer LED Light Over Kitchen Sink with Separate Switch
- Fan/Light Combination in All Bathrooms
- One Exterior Light Supplied for Each Exterior Door (Per Plan)
- One Exterior GFCI Receptacle Supplied for Each Exterior Door

Exterior

- CertainTeed® Architectural Shingles
- Ice Shield Installed on Eave Overhangs
- Minimum 15# Felt Paper Shingle Underlayment
- Vented Vinyl Soffit, Ribbed Aluminum Fascia, and Aluminum Drip Edge
- Shingle Over Ridge Vent (Shipped Loose)
- CertainTeed® MainStreet™ Vinyl Siding (Double 4 Clapboard, Double 5 Clapboard, or Dutch Lap)
- Smooth Fiberglass Front Door with 2-Panel Square, Composite Jambs, and Vinyl Brickmould (Per Plan)
- Smooth Fiberglass Rear Door with Half Glass, Composite Jambs, and Vinyl Brickmould (Per Plan)
- Satin Nickel Schlage® Keyless Touchscreen Deadbolt with Lever – Exterior Door Hardware (Per Plan)
- 6'-0" Vinyl Sliding Glass Door (Per Plan)
- Exterior Swing Doors Installed with Pan and Bracing Beneath Jamb
- Vinyl Double Hung Low-E Brickmould Windows with Screens and Argon Gas
- Vinyl Shutters, Installed on Front (Per Plan)

Construction Specifications

Interior

- 1/2" Drywall Throughout, Glued and Screwed
- White Primer Paint on Walls
- Smooth Ceilings with White Primer Paint
- 3-5/8" Crown Moulding Throughout Living and Bedroom Areas (Semi-Gloss White)
- 3-1/2" Colonial Base Moulding (Semi-Gloss White)
- 2-1/4" Colonial Casing (Semi-Gloss White)
- 2-Panel Square-Top Carrara Interior Doors with Smooth Finish
- Satin Nickel Lever Style Interior Door Hardware
- Privacy Hardware on Bathroom and Master Bedroom Doors
- Window Sills (Semi-Gloss White)
- 16" Deep Linen and Pantry Shelving – 4 Rows (Per Plan)
- Shirt and Skirt Shelving for Walk-In Closets (Per Plan)

Floor Coverings

- None

Kitchen

- Oak Recessed Flat Panel Kitchen Cabinets, Traditional Overlay
- Wall Cabinets with 3/4" Shelving, 2-1/4" Crown Moulding and Under Cabinet Trim
- Base Cabinets with One Pull-Out Tray (Over 12" Deep Only) and Dove Trail Drawers with 75 lb. Full Extension Drawer Glides with Soft-Action Close Mechanism
- Elevated Corner Wall Cabinet, Crown and Under Cabinet Trim (Per Plan)
- High Pressure, Square Edge Laminate Top with Backsplash
- 8" Deep, Double Bowl Stainless Steel Sink and Gooseneck Faucet with Pull-Down Spray
- Wired for On-Site Electric Range (Per Plan)
- 30" Kitchen Range Hood (Vented to Exterior)
- Ice Maker Hook-Up (Recessed Box for On-Site Appliance)

Bathroom

- Oak Recessed Flat Panel Bath Cabinets, Traditional Overlay
- One-Piece Cultured Marble Vanity Top
- Medicine Cabinet with Mirror and Decorative Lighting (Per Vanity Bowl)
- 60" One-Piece Fiberglass Tub/Shower with Anti-Scald Valves
- Elongated Water Saver Water Closets
- Moen® Brushed Nickel Faucets in Bathrooms
- 2-in-1 Shower Hand Spray in Master Bathroom

Warranty

- 10-year structural warranty (manufacturer terms and applicability subject to confirmation).

Construction Specifications

Additional Specs For:

Raised Ranch

- Recessed Entry (Per Standard Floor Plan)
- 4-Way Switch for Foyer Area
- Landing with Floor Vinyl and Stairs up to Living Area with Carpet to Match Living Room (All Shipped Loose)

Cape

- Double 2x4 Mating Walls @ 16" O.C. with Sheathing (First Floor)
- 12/12 Pitch Rafter Roof System @ 16" O.C. and 5/8" OSB Floor Decking
- Plumbing and Electrical Stubbed Up for Future On-Site Bathroom and Living Area
- Two Gable End Windows with Style and Type to Match First Floor
- 30" Pre-Hung Interior Door with 24' of Interior Walls

Two Story

- Double 2x4 Mating Walls @ 16" O.C. with Sheathing (First and Second Floors)
- Insulation Installed Around Perimeter Between Floor and Ceiling
- Plumbing Supply Lines Run on Second Floor to Drop Area
- All Siding for Second Story Shipped Loose

Products or models may change at any time, with or without notice, depending on availability from the manufacturer and/or vendor or a substitution by the manufacturer and/or supplier.

Source specifications revised August 20, 2026