

ALL AMERICAN HOMES - SIMPLE LIVING™ COLLECTION

2010 STANDARD SPECIFICATIONS

Effective March 1, 2010

FLOORS & CEILING

2" x 8" Center beam & floor joists @ 16" o.c. (24' wide plans)
2" x 10" Center beam & floor joists @ 16" o.c. (28' wide plans)
2" x 12" Center beam & floor joists @ 16" o.c. (32' wide plans)
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
8' First floor ceilings (9' on select Two Story plans)
8' Second floor ceilings (All Two Story plans)
Textured finish ceiling

ROOF

30 PSF ground snow load rating
24" O.C. roof trusses
7/12 roof pitch - Ranch and Two Story
12/12 roof pitch - Cape Cod
7/16" oriented strand board or equal sheathing with H-clips
15# roof felt underlayment
25 Year shingles
12" Vinyl soffit system
2" x 6" fascia
Ice damming protection (where required)

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
Newtown vinyl siding
House wrap
Fiberglass batt insulation (R-38 on flat ceiling/ R-19 on sloped ceiling)
Fiberglass batt insulation (R-19) in walls

INTERIOR WALLS

2" x 4" studs - 24" o.c.
2" x 4" top and bottom plates
1/2" gypsum drywall
Latex primer finish walls (paint ready)

MARRIAGE WALLS

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

WINDOWS & DOORS

Single hung vinyl (Low-E) windows w/screens
1-3/4" thick fiberglass insulated entry doors - Exterior
Brushed nickel entry handle - Exterior
2 Panel molded doors - Interior
36" Wide interior doors - Bedrooms
Round door handles - Interior
Pre-finished wood trim at windows, doors and base boards

LIGHTING

Reinforced switched ceiling box - all bedrooms
Dome light - Kitchen
Recessed can light - Over 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

FLOOR COVERING

Beauflor flooring - Kitchen, bath and utility areas
Carpet flooring - Dining, living and bedrooms

KITCHEN

Merillat 100 series cabinetry
1-3/16" Crown molding
8" Deep stainless steel sink
Ventless range hood
Laminated countertop
Single handle faucet with sprayer

MASTER BATH

Vent fan and light combination
Mirror
Vanity light bar(s)
Merillat 100 series cabinetry
Laminate countertop with sink(s)
One piece fiberglass tub & shower combination
Elongated porcelain water closet
Double lever faucet
Toilet paper and towel holders

BATH #2

Vent fan and light combination
Mirror
Light bar
Merillat 100 series cabinetry
Laminated countertop with sink
One piece fiberglass tub & shower combination
Round porcelain water closet
Double lever faucet
Toilet paper and towel holders

PLUMBING

Pex water lines - thru floor drop
PVC drainage system - thru floor drop
Exterior water spigot
Washer and dryer hookup

ELECTRICAL

200 Amp entrance panel
Arc-fault protected bedrooms
Copper wiring
Doorbell
Television jacks (3)
Phone Jacks (3)
Smoke detectors - In and around bedrooms
Pre-wired for basement smoke detectors if applicable (field installed by others)

****Note: Specifications subject to change without notice.**

Revised: February 11, 2010