

ALL AMERICAN HOMES - SMART HOME™ COLLECTION

2010 STANDARD SPECIFICATIONS

Effective March 1, 2010

FLOORS & CEILING

2" x 8" Center beam & web floor joists @ 16" o.c. (24' wide plans)
2" x 10" Center beam & web floor joists @ 16" o.c. (28' wide plans)
2" x 12" Center beam & web floor joists @ 16" o.c. (32' wide plans)
Construction adhesive and mechanical fasteners - subfloor to floor joist
3/4" Tongue and groove oriented strand board subfloor or equivalent
2"x6" Ceiling and box joists (Two Story plans)
5/8" Type-X gypsum drywall
Textured finish ceiling

ROOF

30 PSF ground snow load rating
Roof trusses - per plan
Roof pitch - per plan
1/2" oriented strand board or equal sheathing (ZIP System)
15# roof felt underlayment
Metal standing seam roof covering - Logic
TPO roof covering - Pulse and Sync
Fiber cement 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
Fiber cement siding
House wrap
Icynene Foam and Fiberglass Batt Insulation (R-49) - Ceiling
Icynene Insulation (R-19) - Exterior Walls
HRV System (Heating and Air Recovery Ventilation)

INTERIOR WALLS

2" x 4" studs - 16" 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" x 3" plates - double top, single bottom
7/16" oriented strand board or equivalent

WINDOWS & DOORS

Pella Impervia windows
Sliding patio door where applicable)
1-3/4" thick fiberglass insulated entry doors - Exterior
Brushed nickel entry handle - Exterior
Solid core wood veneer slab doors - Interior
Brushed nickel lever door handles - Interior
Pre-finished wood trim at windows, doors and base boards

LIGHTING

Recessed can lights - Kitchen
Recessed can light - Above kitchen sink
Seagull Urban Loft pendant lights - Above islands or peninsula
Recessed can lights - Dining room
Recessed can lights - Breakfast nook
Seagull Winnetka fixture(s) - Bathrooms
Recessed can lights - Bedrooms
Recessed can lights - Utility room
Recessed can lights - Hall
Recessed can lights - Walk-in closet
Dome light - Basement stairway
Seagull Eternity brushed nickel lamps - Front and rear/side entrance

FLOOR COVERING

Bamboo flooring - Kitchen, dining, living and utility areas
Ceramic tile flooring - Master bath
Lassiter carpet flooring - Bedrooms

KITCHEN

Merillat Fusion Maple cabinetry with slab doors
Stainless steel sink
Stainless steel chimney range hood
Corian countertops
Delta Grail stainless steel faucet with pull out sprayer

MASTER BATH

Exhaust vent
Mirror
Seagull - Winnetka lights
Merillat Fusion Maple cabinetry with slab doors
Corian countertops
Tiled walk in shower
Elongated porcelain water closet
Delta Grail stainless steel faucet
Undermount sink
Toilet paper and towel holders

BATH #2

Exhaust vent
Seagull - Winnetka lights
Mirror
Merillat Fusion Maple cabinetry with slab doors
Corian countertops
One piece fiberglass tub & shower combination
Elongated porcelain water closet
Delta Grail stainless steel faucet
Undermount sink
Toilet paper and towel holders

PLUMBING

Pex water lines - thru floor drop
PVC drainage system - thru floor drop
Exterior water spigot (Hose bibb)
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