

**FLOOR SYSTEM**

- Engineered 11¼" deep floor truss
  - 24" o.c. on 12' & 14' sections
  - 16" o.c. on 15' & 16' sections
  - All kitchen & utility rooms are 16" o.c.
- Double 2" x 12" rim joist
- 23/32" T&G OSB Sturdi floor decking
- Basement stair package included

**EXTERIOR WALLS – 8' HEIGHT**

- 2" x 6" studs @ 16" o.c.
- Single bottom & double top plate
- R-19 fiberglass batt insulation
- 7/16" OSB sheathing
- House wrap air inflation barrier
- ½" gypsum wallboard

**INTERIOR WALLS – 8' HEIGHT**

- 2" x 4" studs @ 16" o.c.
- Double 2" x 3" finger joint marriage walls
- Single top and bottom plate
- ½" gypsum wallboard

**CEILING**

- 5/8" fire code gypsum wallboard

**CEILING JOIST**

- 2" x 6" joist @ 24" o.c. 12' & 14' ft. sections (2-Story)
- 2" x 8" joist @ 24" o.c. 16 ft. sections (2-Story)
  - Cape Cods on separate sheet

**ROOF SYSTEM**

- Engineered roof trusses, 6/12" pitch, 24" o.c.
- 12" gable overhang, 24" eave overhang
- 7/16" OSB sheathing
- R-38 insulation
- Air baffles
- \*\* Roof pitches & eave vary on some models, i.e., Winfield, Belmont, Berrington, Dillon
  - Cape Cods on separate sheet

**ROOFING**

- 30 year architectural shingle over 15 lb. underlay, 1st 72" up eave to be ice shield, 80 MPH wind rating
- Ridge/soffit vent, drip edge to match fascia material

**SIDING**

- Vinyl 5" lap siding
- Aluminum soffit and fascia with 2x sub fascia

**WINDOWS**

- Pella Encompass vinyl single hung, tilt in lower sash
- Insulated Low-E glass, Meets egress code
- Trimmed inside with solid pine jamb & casing to match interior trim

**SHUTTERS**

- Raised panel or louvered on front elevation

**EXTERIOR DOOR**

- Therma-Tru fiberglass insulated 2-panel door
- Smooth Star Series, arch/grooved, painted white
- Satin Nickel passage lockset & keyed deadbolt – Dexter by Schlage
- Sliding glass door per plan – Pella Encompass

**INTERIOR DOORS**

- 2-panel arched, grooved, painted white
- 3 ea. mortised hinges
- Satin Nickel passage / privacy locksets by Pro Max

**INTERIOR TRIM**

Painted solid pine base, casing, jambs & stops - white

**INTERIOR FINISH**

- Walls/ceiling taped, mudded, sanded, textured (Orange Peel finish) painted Kilim Beige-wall corners round.
- Prefinished white wood shelving in pantries and closets.
- Coupon for 2 Gal. Accent wall paint color.

**KITCHEN CABINETS**

- Merillat Classic Spring Valley Oak Series
- Roll out trays-most base cabinets; Lazy Susan's-most kitchens
- Crown molding on top of wall cabinets
- Raised & pulled corner cabinets – most kitchens
- Cabinet Pulls and Knobs

**KITCHEN COUNTERTOP**

- Laminate top with 6" single tile backsplash & w/full tile behind range

**KITCHEN FIXTURES**

- Stainless steel dbl bowl sink, 8" deep
- Delta faucet (chrome) with sprayer
- ½ hp Garbage Disposal
- Whirlpool Dishwasher
- Whirlpool Microwave/hood non-vented

**BATHROOM**

- Vanity base Merillat Classic Spring Valley
- Onyx vanity top with molded sink
- Vanity cabinets with drawers in most bathrooms
- Delta (chrome) single lever
- Mirror above each vanity
- Fiberglass 1 piece tub/shower, Posi-temp anti-scald valve
- Garden and soaking tubs per plan
- Elongated toilet bowl(s), 1.6 gallon tank
- Paper and towel holder in each bath
- Cabinet Pulls and Knobs

**FLOOR COVERING**

- Shaw New Day Series with 5 lb. pad – shipped loose (no tack strip or trim bar)
- Laminate in Kitchen & Foyer
- 16"x16" PVC tile – (Laundry Rm., Mech. Rm. & 2<sup>nd</sup>/3<sup>rd</sup> baths) (Offset tile pattern)

**LIGHT FIXTURE**

- Nickel finished interior lights for all rooms by Kichler
- Exterior porch lights
- Fluorescent light in kitchen
- Single wire & brace for ceiling fans in Bedrooms

**ELECTRICAL**

- 200 amp panel w/breakers, GFI per code
- Rocker Switches & Deco Recepts
- Phone jacks – 2 each
- Cable jacks – 2 each
- Copper wiring minimum 12/2 WG throughout
- Doorbell at front entry
- Smoke detectors per code
- Wire for electric range & for dryer if on main floor
- Recessed dryer box
  - Cape Cods on separate sheet

**PLUMBING**

- PEX Water Lines (connected)
- PVC drain, vent and waste (group tied per room)
- 50 gallon Electric Water Heater
- Shut offs at all fixtures
- 2 each frost proof sillcocks
- Plumb for washer if on main floor

**Note: All Plumbing connected into one drop where possible**

- Cape Cods on separate sheet

**HVAC**

- Carrier 80% Gas Furnace & Air Conditioner 13 SEER w/Puron
- Programmable thermostat
- Insulated ductboard installed in floor truss system
- Metal runs, floor registers & return air
- Basement applications require site installation by others
- Line Sets and Energy Codes for crawl space by others
  - Cape Cods on separate sheet

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