

RESIDENTIAL BUILDING STANDARD SPECIFICATIONS

STRUCTURAL/EXTERIOR

ROOF TRUSSES @ 24" O.C. (LOAD AS REQUIRED)
10" GABLE AND EAVE OVERHANGS
5/12 ROOF PITCH 2- STORY AND RANCH MODELS 12/12
ON CAPE CODS
5/8" O.S.B. ROOF SHEATHING W/ H-CLIPS
OWENS CORNING ARCHITECTURAL SHINGLES w/ICE GUARD ICE
AND WATER SHIELD w/TYVEK SYNTHETIC UNDERLAYMENT w/
COBRA VENT RIDGE VENT
JOHNS MANVILLE R-30 FIBERGLASS INSULATION
2 X 6 EXTERIOR WALLS @ 16" O.C.
MASTIC OVATION VINYL SIDING WITH PACTIV HOUSE WRAP
JOHNS MANVILLE R-21 UNFACED FIBERGLASS INSULATION/
WALLS
SIMONTON DOUBLE HUNG VINYL WINDOWS INSULATED LOW
"E"GLASS AND ARGON GAS WITH FULL SCREEN
FRONT DOOR 36" INSULATED SMOOTH FIBERGLASS 6 PANEL w/
PRIMED JAMB AND THRESHOLD COVER w/ SATIN NICKEL
KWIKSET ENTRY LEVEL LOCKSET
REAR DOOR 36" INSULATED SMOOTH FIBERGLASS 9-LITE w/
PRIMED JAMB AND THRESHOLD COVER w/ SATIN NICKEL
KWIKSET ENTRY LEVEL LOCKSET
8'-0" HIGH SMOOTH FLAT CEILING T/O
SATIN NICKEL HARDWARE SMART-KEY SYSTEM

FLOOR SYSTEM

2 X 10 FLOOR JOISTS @ 16" O.C.
3/4" O.S.B. TONGUE AND GROOVE SUBFLOOR GLUED &
SCREWED
36 OZ. SHAW WEAR DATED CARPET
7/16" (6LB) PADDING
CONGOLEUM OR SHAW DURA-TRU VINYL FLOORING
¼" UNDERLAYMENT ALL VINYL AREAS

INTERIOR

DOUBLE MARRIAGE WALL 2 X 4 @ 16" O.C.
INTERIOR WALLS, 2 X 4 @ 16" O.C.
INTERIOR WALLS, ½" DRYWALL, PRIMED
½" HIGH STRENGTH CEILING DRYWALL, PRIMED
6 PANEL COLONIST PAINTED WHITE DOORS WITH
KWIKSET SATIN NICKEL LEVER HARDWARE
POPLAR COLONIAL BASE AND CASING, PAINTED WHITE
WIRE CLOSET SHELF SYSTEM
VAPOR BARRIER PRIMER PAINT

KITCHEN/BATH

ARISTOKRAFT CABINETRY OAKLAND SERIES
WILSON ART LAMINATE COUNTERTOPS IN ULTRA TOP OR E-TOP
1500 OR 2000
RANGE HOOD VENTED TO OUTSIDE WHERE POSSIBLE
PRICE PFISTER CHROME FAUCETS
14" SOFFITS OVER KITCHEN CABINETS WITH RECESSED LIGHT
ABOVE SINK WITH SWITCH
REVERE 8" DEEP DOUBLE BOWL STAINLESS STEEL SINK
CLARION BATHWARE 1 PIECE FIBERGLASS TUB AND SHOWER
PRICE PFISTER ANTI-SCALD FAUCETS IN SHOWERS AND TUB
SHOWERS CHROME
MANSFIELD 1.6 GALLON WATER SAVER WATER CLOSETS
VANITIES WITH LAMINATE TOP AND GERBER SELF-RIMMING
BOWL
MEDICINE CABINETS WITH MIRROR AND LIGHT
BROAN EXHAUST FAN/LIGHT UNIT WITH DOUBLE SWITCHE
(70CFM)

ELECTRICAL

200 AMP ELECTRIC SERVICE
ELECTRICAL WIRING AS PER NEC AND IRC
RECESSED RANGE AND DRYER RECEPTACLES INSTALLED
EXTERIOR GFCI RECEPTACLE, ONE PER DOOR
SMOKE/CARBON MONOXIDE DETECTORS WHERE REQUIRED
CEILING LIGHTS ALL BEDROOMS / LIVINGROOMS
ARC FAULT BREAKERS WHERE REQUIRED

PLUMBING

ALL PLUMBING STUBBED THROUGH FLOOR
VENT STUBBED INTO ATTIC
EXTRA 2" FUTURE VENT (RADON, ETC.)
CAPE COD MODELS HAVE 3" WASTE AND ONE EACH HOT AND
COLD SUPPLY TO SECOND FLOOR AREA
PEX WATER SUPPLY LINES STUBBED
PVC DRAIN WASTE VENT SYSTEM STUBBED
SHUTOFF VALVES AT SINKS AND WATER CLOSETS
DISHWASHER HOOK-UP

BUILDER/DEALER RESPONSIBILITIES INCLUDE

(BUT ARE NOT LIMITED TO):

EXCAVATION, FOUNDATION, ADDITIONAL FASTENERS, INSTALLATION
OF SHIP-LOOSE MATERIALS, AND INTERIOR FINISH AT MARRIAGE
WALLS, UTILITY HOOK-UPS, AND CONNECTIONS.

10 YEAR LIMITED STRUCTURAL WARRANTY

INFORMATION CONTAINED ON THIS PAGE IS SUBJECT TO CHANGE WITHOUT NOTICE.