

FLOOR

- Double 2 x 8 perimeter band joists, with 1/2" OSB stiffener, glued and nailed with 2 x 8 floor joists, 16" o.c. (23'-6" and 24' wide homes)
- Double 2 x 10 perimeter band joists, with 1/2" OSB stiffener, glued and nailed with 2 x 10's, 16" o.c. floor joists (26'-0", 27'-6" & 31'-6" wide homes) or I Joist 16" o.c. may be substituted for 2 x 10's at the option of the company. I joists or equivalent will be used in all 2nd floor plumbing areas.
- All 27'-6" wide homes will have solid block bridging as standard.
- All 31'-6" wide homes will have two rows of solid block bridging as a standard in the Kitchen and Bath areas.
- 3/4" OSB tongue and groove combination sub floor/underlayment glued and nailed
- 2 x 2 ledger strip on mating wall side of floor assembly

WALLS

- 2 x 6's 24" o.c. exterior walls
- 2 x 4's 24" o.c. interior wall construction
- 2 x 4 mating wall construction, 16" o.c. with 7/16" shear strip sheathing
- 1/2" drywall interior wall finish (smooth) Low V.O.C. paint, primer coat
- 7/16" exterior OSB wall sheathing
- 5 1/2" high density Knauf ECO-Batt, (R-21) batt insulation
- Barricade Brand, barrier wrap installed on outside walls
- 8' ceilings

ROOF AND CEILING

- 6/12 rafter roof system, 24" o.c. 40# snow load
- 15# felt paper underlayment under CertainTeed Landmark 30 yr. Architectural Shingles
- 11" front and rear overhangs with aluminum fascia and vinyl soffit, 23'-6" and 26'-0", 27'-6" & 31'-6" wide homes have flip eaves
- 1/2" OSB roof sheathing
- 1/2" ceiling gypsum board (smooth finish) Low V.O.C. paint, primer coat
- Knauf ECO-Batt, R-30 ceiling insulation
- Cora-vent shingle over ridge vent and perforated soffits in eaves for roof ventilation
- Ice and water shield at eaves
- 2x6 rake board at gable ends

PLUMBING

- PEX water supply lines stubbed through floor
- Schedule 40 PVC drain, waste, vent lines
- Shut-off valves on all sinks
- American Standard single lever mixing valves at Tub/Showers in brushed chrome
- American Standard dual control Kitchen & Vanity Faucets in brushed chrome
- Radon pipe from floor cavity to roof area

INTERIOR

- 26 oz. continuous filament nylon pile carpet with Scotch guard protection
- Vinyl floor coverings in kitchen, all baths and utility room areas over 1/4" Luan underlayment
- Self-ventilating closet shelves with integral clothes bar
- 6 panel colonial door with white wood grain finish
- Colonial pre-finished white molding package
- Lever set privacy locksets on all bath and bedroom doors in brushed nickel
- Ceiling light fixtures provided for kitchen, kitchen sink light in white, dining room, baths, foyer, hall and stairwell in brushed chrome.

KITCHEN

- Broan Vented range hood
- Double bowl stainless steel kitchen sink 8" deep, with American Standard dual control handle faucet and spray
- Wolfe, Saginaw Series cabinets with plywood sides and backs
- Self-edge countertops with separate backsplash
- Overhead refrigerator cabinet
- Refrigerator ice maker line installed

EXTERIOR

- Ply-gem, Classic Vinyl, double hung, windows with Low E glass, window is trimmed with stools and apron trim
- Plastpro Fiberglass smooth 3/0 6-Panel front door & 2/8 9-lite rear door with Composite jamb
- CertainTeed Encore double 4 or 4.5 standard vinyl siding
- Exterior front and rear door lights in brushed nickel or oil rubbed bronze

BATH

- Kerrico Cultured marble counter tops with integral sink basin
- One piece Maax Aker tub/shower unit
- Wolfe Brand, Saginaw Series cabinets with plywood sides and backs
- Brushed Chrome bath accessories, towel bar, tissue paper holder and towel ring
- American Standard Colony Soft two-handle satin nickel vanity faucet
- Light and mirror over bath vanity
- Bath fan/light combination with separate switches
- American Standard, 1.6 gallon water saver, elongated water closet
- American Standard, Anti-scald valves on all tubs and shower units

ELECTRICAL

- Electric range circuit and receptacle
- 200-amp entrance panel for below floor installation
- Smoke detectors in all bedrooms and hall per code
- Outside weatherproof receptacle on GFI on front and rear of home
- Wireless front door chime
- 2 Telephone and TV jacks, locations to be determined by the purchaser

HEATING

- Total electric or HWH baseboard heat with individual wall mounted thermostats

CAPE CONFIGURATIONS

INTERIOR

- Carpet grade stairs to second floor. Stair well to second floor is built with a ½ wall and pre-finished pine top as standard

EXTERIOR

- Ship loose 2-3046 standard windows for second floor installation on site

ROOF SYSTEM

- 12/12 Rafter roof system, 24" o.c.
- R-30 insulation installed in ceiling between 1st and 2nd floor (Any homes with decking in the roof system will have R-30 under the decking.)
- 3/4" T & G (OSB) floor decking glued and nailed on second floor
- See standard cross section for floor deck section width.
- 23'-6" wide capes have 2 x 10 bottom chord on rafters (2x12 on 30' & 31'6" wide)

TWO STORY SPECIFICATIONS

FIRST FLOOR CEILINGS

- 2 x 6 ceiling joists, 24" o.c. with double 2 x 10 perimeter bands
- Rigid board insulation installed along the outside perimeter of the first floor ceiling and second floor

EXTERIOR

- All second floor siding shipped loose for site installation

SECOND FLOOR-FLOOR SYSTEM

- 2 x 8's 16" o.c. on 23'-6" wide homes
- 2 x 10's 16" o.c. floor joists on 26', 27'-6" and 31'6" wide homes.
- I-Joist will be used in 2nd floor bath areas to ease the installation of under floor plumbing

INTERIOR

- Steps to second floor with site installed carpet and pad
- Railings are to be supplied and installed on site by builder

PLUMBING

- All horizontal plumbing lines on second floor are connected and run to a central drop(s) with floor panel access. Other than the fittings installed under floor at the factory, we do not supply materials to make the inter-module connections

RAISED RANCH

INTERIOR/ELECTRICAL/HEAT

- Floor and wall openings framed for recessed entry with entry door header
Installed
- 1/2 wall divider installed between the living room and stair well area is standard.
- Stair carpet and pad to match living room area, site installed.
- 2 Exterior wall mounted lights with switch leg terminating in the foyer area.
- 1 Hanging foyer light connected to a 3 way switch terminating in the foyer landing area and at the top of the stairs
- 1 Section of 2' Argo Electric baseboard heat or 3' Baseboard Hot water Heat to be site installed by others. (Please note that we do not make any provision for the circuit required for the electric baseboard heater at the factory. (The wire and breaker to be site provided and installed)
- 1 SF600 3/0 x 6/8 front entry door with lock set ship loose for site installation.
- 90 Square feet of solid vinyl soffit for the cantilever area.
- 90 Square feet of R-21 insulation for the cantilever area.
- 20' of pre-finished base mold.
- Ship loose 1 electrical box, GFI receptacle, and waterproof cover, for site installation
- Landing and Upper set of 36" box carpet grade stair. (Lower stair by builder)

EXTERIOR

- 90 square feet of R-21 insulation for cantilever area
- 90 square feet of white solid vinyl soffit for the cantilever area
- Plaspro1 SF600 door, 3/0 x 6/8 entry door with lockset