

# DESIGNER SERIES

## STANDARD SPECIFICATIONS

### FLOORS & CEILING

2" x 8" Floor joists & Triple Center Beam @ 16" o.c. (24' wide plans)  
2" x 10" Floor joists & Triple Center Beam @ 16" o.c. (28' wide plans)  
2" x 12" Floor joists & Triple Center Beam @ 16" o.c. (32' wide plans)  
Double Rim Joists at eave sides of house  
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 - glued to trusses  
8' First floor ceilings (9' on select Two Story plans)  
8' Second floor ceilings (All Two Story plans)  
Stomped Textured finish ceiling

### ROOF

30 PSF ground snow load rating  
24" O.C. roof trusses  
Ranch - 6/12 roof pitch (multi-section per plan)  
Std cape: 12/12 roof pitch  
7/16" oriented strand board or equal sheathing  
15# roof felt underpayment  
Certainteed 30 Year architectural laminate shingles - nailed  
14" Overhang with vented Vinyl soffit system  
2" x 6" fascia with Aluminum Cover  
Ice damming protection (where required)  
Continuous Ridge Vent

### 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  
Certainteed Newtown vinyl siding  
Tyvek House wrap  
Blown Cellulose (R-38) - Ranch & 2 Story - Ceiling  
Condensed Fiberglass (R-30) - Capes - Ceiling  
Fiberglass Batt (R-19) - Exterior Walls  
Vapor Barrier Wall Finish

### INTERIOR WALLS

2" x 4" studs - 16" o.c.  
2" x 4" top and bottom plates  
1/2" gypsum drywall  
Sherwin Williams Latex Paint - Duck White  
Rounded wall corners  
Orange Peel Wall Texture

### MARRIAGE WALLS

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

### WINDOWS & DOORS

Ply-Gem Single hung vinyl (Low-E) windows w/screens - tilt sash  
Ply-Gem Sliding patio door (select plans)  
Taylor - 1-3/4" thick Steel insulated entry doors - Exterior  
Brushed nickel entry knob - Exterior  
6 Panel molded doors - Interior  
Brushed nickel knob door handles - Interior  
Pre-finished Oak trim at windows, doors and base boards

### PLUMBING

Pex water lines - thru floor drop  
PVC drainage system - thru floor drop  
Exterior water spigot - shipped loose  
Washer and dryer hookup  
Plumbing Vent for Future Basement Bath

### FLOOR COVERING

Vinyl Madera flooring - Kitchen, bath and utility areas  
Carpet flooring - Dining, living and bedrooms - Shaw Install Program  
Carpet pad - 6 pound

### KITCHEN

Merillat Basics cabinetry  
8" Deep stainless steel sink  
Ventless range hood  
Wilsonart laminated countertop with 4" Backsplash  
Peerless Chrome faucet w/ sprayer

### BATHS

Fan/light combination exhaust vent - vented to eaves or gables  
Mirror(s)  
Vanity light bar(s)  
Merillat Basics vanity  
Wilsonart laminate countertop with China sink(s) & 4" Backsplash  
One piece fiberglass tub and/or shower combination -Per Plan  
Round front porcelain water closet  
Peerless Chrome Double lever faucet(s)  
Chrome Toilet paper and towel holders  
Anti-Scald Shower Faucets

### LIGHTING

Reinforced switched ceiling box - all bedrooms and living room  
Eyeball can light - Above 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

### ELECTRICAL

200 Amp 40 Slot entrance panel - Cutler Hammer  
Arc-fault protected bedrooms  
12-2 Copper wiring or Better  
Doorbell - Front entrance  
Television Box & Pull-wire (3)  
Phone Jacks - Cat 5 (1)  
Dual Sensor Smoke detectors - where applicable  
CO / Smoke detectors - where applicable  
Pre-wired for basement smoke detectors if applicable (field installed by others)  
Stove Receptical  
Dryer Receptical  
Energy Star Rated CFL Bulbs Included  
GFCI Protected Outlets - Exterior Front and Rear of Home  
GFCI Protected Outlets - Kitchens and Baths

### Miscellaneous

Wire Closet Shelving  
1 Year General Warranty and 10 Year Structural

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