

HOMETOWN COLLECTION

STANDARD SPECIFICATIONS

FLOORS & CEILING

2" x 8" Floor Joists & DBL Center Beam @ 16" o.c. (24' wide plans)
2" x 10" Floor Joists & DBL Center Beam @ 16" o.c. (28' - 32' wide plans)-
Construction Adhesive and Mechanical Fasteners - Subfloor to Joist
19/32" Tongue and Groove Oriented Strand Board (OSB) Subfloor
5/8" Type "X" Ceiling Gypsum (Drywall) Glued to Truss
8' Ceiling Height
Knock Down Textured Ceiling Finish

ROOF

30 PSF Ground Snow Load Rating
3/12 Pitch 24" O.C. Roof Trusses
7/16" Oriented Strand Board (OSB)
Felt Underlayment
CERTAIN TEED LifeTime Shingles
14" Eave Overhang with Vinyl Vented Soffit
6" Aluminum Fascia
Ice Damming Protection
Continuous Ridge Vent

EXTERIOR WALLS & INSULATION

2" x 6" Wall Studs - 16" o.c.
2" x 6" plates - Double Top Plate / Single Plate At Bottom And Gable End Walls
1/2" Gypsum Drywall
SHERWIN WILLIAMS Vapor Barrier Latex Primer Paint
Knock Down Textured Wall Finish w/Rounded Corners
7/16" Oriented Strand Board (OSB)
CERTAIN TEED ENCORE Double 4" Clapboard Vinyl Siding
Tyvek House Wrap
R49 - Cellulose Ceiling Insulation
R21 - Exterior Wall Batt Insulation

INTERIOR WALLS

2" x 4" Wall Studs - 16" O.C.
2" x 4" Top and Bottom Plates
1/2" Gypsum Drywall
SHERWIN WILLIAMS Vapor Barrier Latex Primer Paint
Knock Down Textured Wall Finish w/Rounded Corners

MARRIAGE WALLS

2" x 3" Wall Studs - 16" O.C. Per Plan
2" x 3" Plates - Double Top Plate/ Single Plate At Bottom
1/2" Gypsum Drywall
SHERWIN WILLIAMS Vapor Barrier Latex Primer Paint
Knock Down Textured Wall Finish w/Rounded Corners

WINDOWS & DOORS

ANDERSEN SILVERLINE 2900Series Single Hung Vinyl LowE Windows w/Screens
ANDERSEN SILVERLINE 5800Series Vinyl LowE Sliding Patio Door (Select Plans)
6 Panel Metal Insulated Entry Door ('s) (Per Plan)
SCHLAGE Exterior Plymouth Satin Nickel Knob Lockset F51-PIY-619
Hollow Core Interior Doors
SCHLAGE DEXTER Interior Stratus Satin Nickel Knob Door Handles
Pre-finished Wood Trim at Windows, Doors and Base Boards

LIGHTING

Reinforced Ceiling Box - All Bedrooms and Living Room
Recessed Eyeball Can Light - Above Kitchen Sink (RAS7XQAT W/TRIM-R181PW)
Chandelier - Dining Room (BF180019-401 W/GLOBE BG-195014-040)
Dome Light - Kitchen/Breakfast nook (BF102024-401 W/GLOBE BG-190082-040)
Dome Light - Utility Room (BF102223-401 W/GLOBE BG-190225-040)
Dome Light - Hall (BF102223-401 W/GLOBE BG-190225-040)
Dome Light - Walk-In Closet (BF102220-401 W/GLOBE BG-190092-040)
Dome Light - Basement Stairway (BF102223-401 W/GLOBE BG-190225-040)
Exterior Light Fixture at Each Exterior Door
(FRONT LF-148005-502, REAR BF-148099-502 W/GLOBE BG195014-040)

FLOOR COVERING

SYNTEC MADERA 18x18 or 12x24 Tile W/Grout Lines Kit, Dining, Bath & Utility Areas
SHAW LIVE WIRE Carpet - Living and Bedrooms (Ship Loose Only-No Shaw Install)
6# Rebond Carpet Pad

KITCHEN

MERRILLAT BASICS Cabinet Selections
COLONY OAK (Group1) Square Flat Panel
COLONY BIRCH (Group1) Square Flat Panel
PROFLO Single Lever Faucet (PFXC3101CPLF1HDLKITCFCT1.5GPM)
Mainline 33x22 Double Bowl 20 Gauge Stainless Steel Sink 8" Deep
BROAN Ventless Range Hood (BNH 403001)
WILSON ART Laminate Countertops W/4" Backsplash and No Drip Edge

OWNER BATH

MERRILLAT BASICS Cabinet Selections
COLONY OAK (Group1) Square Flat Panel
COLONY BIRCH (Group1) Square Flat Panel
PROFLO Dual Control Faucet (PFL1012ANC2HDL)
PROFLO White Drop In LAV Bowl (PF20174WH20X17)
WILSON ART High Pressure Laminate Countertops W/4" Backsplash
One Piece Fiberglass Tub/Shower Combination (Per Plan)
PROFLO Anti-Scald Tub/Shower Faucet (PFL142A2HDLNC2HDL)
Round Front Porcelain Water Closet
Vanity Light Bar (2/3-Light BF136832 401 W/GLOBE BG1911SLBG1)
BROAN Bath Exhaust Fan (High Efficiency)ZB801
Mirror
Toilet Paper and Towel Holders (TP-P5050 TB-P5124)

BATH #2

MERRILLAT BASICS Cabinet Selections
COLONY OAK (Group1) Square Flat Panel
COLONY BIRCH (Group1) Square Flat Panel
PROFLO Dual Control Faucet (PFL1012ANC2HDL)
PROFLO White Drop In LAV Bowl (PF20174WH20X17)
WILSON ART High Pressure Laminate Countertops W/4" Backsplash
One Piece Fiberglass Tub/Shower Combination (Per Plan)
PROFLO Anti-Scald Tub/Shower Faucet (PFL142A2HDLNC2HDL)
Round Porcelain Water Closet
Vanity Light Bar (2/3-Light BF136832 401 W/GLOBE BG1911SLBG1)
BROAN Bath Exhaust Fan (Hi Efficiency)ZB801
Mirror
Toilet Paper and Towel Holders (TP-P5050 TB-P5124)

PLUMBING

Pex Water Lines - Thru Floor Drop
PVC drainage system - Thru Floor Drop

ELECTRICAL

SEIMENS 200 Amp 40 Slot Service Panel
Copper Wiring to Meet National Electric Code
Electric/Gas Range Receptacle
Electric/Gas Dryer Receptacle
Exterior GFCI Receptacles Front and Rear
Arc-Fault Protected Bedrooms
Door Chime
Television Jacks (3)
Phone Jacks (3)
Smoke Detectors Per Code
Pre-Wired Basement Smoke Detectors (Per Plan - Installed On Site By Others)

MISCELLANEOUS

Wire Closet Shelving

WARRANTY

Limited 10 Year Structural Warranty - (See Builder For Details)

****NOTE: SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE****