



Floors

- 2x10 Floor Joists @ 16" O.C. w/ Double Perimeter Band (12" O.C. on 31'-6" Wide Models)
- 5/8" T&G OSB Floor Decking Glued and Nailed
- Vinyl Floor Covering w/ 1/4" Luan (Per Plan)
- 25 oz. FHA Approved Carpet w/ 8 lb. Rebound Pad (Per Plan)

Walls

- 2x6 Exterior Walls @ 16" O.C. w/ 7/16" OSB Sheathing
- 8" Mating Walls @ 16" O.C. w/ 7/16" OSB Sheathing
- 2x4 Interior Walls @ 16" O.C.
- Solid Headers w/ OSB Reinforcement
- 1/2" Drywall Throughout, Glued and Screwed
- 8'-0" Wall Height

Roof

- 7/12 Pitch, Non-Storage Rafter Roof System @ 16" O.C.
- 12" Gable End Overhangs
- 12" Eave Overhangs, Fixed w/ Soffit and Fascia Installed when Possible
- 7/16" OSB Roof Sheathing w/ "H" Clips (for 24" O.C. Roof System)
- Ice Shield Installed on Eave Overhangs
- Minimum 15# Tamko 36" Felt Paper Shingle Underlayment
- Vented Vinyl Soffit, Ribbed Aluminum Fascia, and Aluminum Drip Edge
- 30 Year Tamko Architectural Shingles
- Shingle Over Ridge Vent (Shipped Loose)

Insulation

- R-21 Fiberglass Exterior Wall Insulation w/ Vapor Barrier
- R-38 Fiberglass Ceiling Insulation w/ Vapor Barrier
- Exterior House Wrap

Exterior

- CertainTeed "Main Street" Vinyl Siding (Dbl 4 Clapboard, Dbl 5 Clapboard, or Dutch Lap)
- Smooth Fiberglass Front Door w/ Sunburst, Composite Jambs, and Vinyl Brickmould (Per Plan)
- Smooth Fiberglass Rear Door w/ Half Glass, Composite Jambs, and Vinyl Brickmould (Per Plan)
- 6'-0" Vinyl Sliding Glass Door (Per Plan)
- Satin Nickel Schlage Lever Locks – Exterior Door Hardware and Dead Bolt – Keyed Alike
- MW Low "E" Vinyl Double Hung Brickmould Windows w/ Screens and Argon Gas
- One Exterior Light Supplied for Each Door
- Vinyl Shutters, Installed on Front

Interior

- Warm Beige Primer Paint on Walls w/ 3-5/8" Crown Moulding, Throughout
- Smooth Ceilings w/ White Primer Paint
- 2 Panel Arch Top Interior Doors w/ Smooth Finish
- Satin Nickel Lever Style Hardware



- Privacy Hardware on Bathrooms and Master Bedroom
- 3-1/2" Colonial Base Moulding and 2-1/4" Colonial Casing (Semi-Gloss White)
- Windows Sills (Semi-Gloss White)
- 16" Deep Linen and Pantry Shelving (4 Rows)
- Shirt and Skirt Shelving for Walk in Closets

Cabinetry

- Oak Recessed Flat Panel Kitchen Cabinets
- 2-1/2" Crown Moulding and Under Cabinet Trim
- Dove Tail Drawers, 3/4" Shelves w/ 1 Pull-Out Tray
- 75 lb. Full Extension Drawer Glides w/ Soft-Action Close Mechanism on Base Cabinet Drawers
- Elevated Corner Wall Cabinet, Crown and Under Cabinet Trim
- High Pressure, Square Edge Laminate Top and Backsplash (Kitchen)
- Oak Recessed Flat Panel Bath Cabinets
- One-Piece Cultured Marble Vanity Top (Baths)
- Medicine Cabinet w/ Decorative Lighting

Plumbing and Heating

- Tuff-Pex Fresh Water Lines Stubbed (Code Dictates)
- PVC Drain, Waste, and Vents (Stubbed)
- Shut-Off Valves on All Fixtures
- Delta Leland Chrome Dual Handle Faucets in Baths
- 60" One Piece Fiberglass Tub/Shower w/ Anti-Scald Valves
- Elongated Water Closets, Water Saver
- 8" Deep, Double Bowl S/S Sink and Gooseneck Faucet w/ Pull-Down Spray in Kitchen
- Ice Maker Hook-Up (Recessed Box for On-Site Appliance)

Electrical

- 200 AMP Main Service Panel w/ 40 Breaker Spaces
- Smoke Detectors and Carbon Monoxide Detectors (Per Code)
- Fan/Light Combination in All Baths
- 30" Kitchen Range Hood; Vented to Exterior
- Bedrooms Have One Switched Receptacle
- Brushed Nickel Ceiling Lights in Hall, Laundry, Kitchen, Dining Room, Foyer, and Walk In Closets
- Fluorescent Lights in all Closets Over 4' w/ Separate Switch
- Recessed Can Light Over Kitchen Sink w/ Separate Switch
- Two Pendant Lights Above Islands and Peninsulas (Per Plan)
- Wireless Door Chimes (1 in Front and 1 in Rear)
- (2) RG-6 TV and (2) Cat-5 Phone Jacks
- Wired for Electric Range (Per Plan)



Additional Specs For:

Raised Ranch Recessed Entry (Per Standard Floor Plan)

4-Way Switch and 3'-0" Heating Unit for Foyer Area

Landing w/ Floor Vinyl and Stairs Up to Living Area w/ Carpet to Match Living Room (All Shipped Loose)

Cape Rafter Roof w/ 12/12 Pitch @ 16" O.C. and 5/8" OSB Floor Decking

8" Mating Walls @ 16" O.C. w/ 7/16" OSB Sheathing

(2) Gable End Windows w/ Style and Type to Match First Floor

30" Prehung Interior Door with 24' of Interior Walls

Plumbing and Electric Stubbed up for Future on-site Bath and Living Area

Two Story 8" Mating Walls @ 16" O.C. w/ 7/16" OSB Sheathing

Insulation Installed Around Perimeter Between Floor and Ceiling

Plumbing Supply Lines Run on Second Floor to Drop Area

All Siding for Second Story Shipped Loose