

		5/6/2016 Specs As of 5/6/2016	
FLOOR			Express Modular
JOIST:			
SIZE	First Floor 2" x 10" #2 / Open Joist Second Floor		X
SPACING	16" O.C		X
INSULATION	R-30 Floor Insulation in the area of the second floor above the porch on the Models A-2, B-1, B-2 only. Insulation is required around rim joist in second floor of all units		X
DECKING	5/8" 4x8 T/G OSB		X
RIM JOIST	Double 2X10		X
MARRIAGE BEAM	Double 2X10		X
SOLID BLOCKING	2x4 Bridging		X
JOIST HANGER	Ledger Strip		X
CARPET:			
STD TYPE	25 Oz. Residential Carpet		X
STD AREAS	Master Bedroom / Stairs		X
CARPET PAD:	5 lb. Pad		X
LINO:			
STD AREAS	Kitchen, Utility, Baths, Hall, Bedrooms, LR, and Foyer		X
WALLS			Express Modular
EXTERIOR:			
STUDS:			
SIZE	2x6 #2		X
HEIGHT	96"		X
SPACING	16" O.C.		X
TOP PLATE	Double 2x6		X
BOTTOM PLATE	Single 2x6		X
SHEATHING	Full 7/16" OSB Exterior Wrap		X
HOUSE WRAP	House Wrap per State Code Application		X
EXTERIOR DRYWALL B-1	5/8" Type " X " Exterior Grade Drywall on One Wall on Model B-1		Optioned In
	Location to be determined by the Architect and Marked per Print		
INTERIOR DRYWALL	5/8" Type " X " Drywall		X
PAINT	1 Coat of Tinted Primer--Color Seed Pearl		X
INSULATION	R-19 Fiberglass Batts		X
INTERIOR:			
PARTITIONS:			
STUDS	2X4 Stud Grade Or Better		X
STUD SPACING	16" O.C.		X
TOP/BOTTOM PLATES	Single 2X4		X
PLUMBING			
STUDS	2X6 or 2X4		X
STUD SPACING	16" O.C.		X
TOP/BOTTOM PLATES	Single 2X6 or 2X4		X
DRYWALL	5/8" Type " X " Drywall		X
PAINT	1 Coat of Tinted Primer--Color Seed Pearl		X
MARRIAGE			
STUDS	2X6		X
STUD SPACING	16" O.C.		X
DRYWALL	5/8" Type " X " Drywall		X
PAINT	1 Coat of Tinted Primer--Color Seed Pearl		X
TOP PLATE	Double 2X6		X
BOTTOM PLATE	Single 2X6		X
SHEATHING	Full 7/16" OSB Exterior Wrap		X
INSULATION	R-19 Fiberglass Batts		X
ROOF & CEILING			Express Modular
ROOF PITCH	all units 5/12		X
SPACING	24" O.C. - 30# L.L.		X
EAVES	12"		X
CEILING	5/8" Type "X" Sheetrock - Stomp Finish		X
ROOF SHEATHING	7/16" OSB		X
ROOF UNDERLAYMENT	#15 Paper over entire roof.		X
	Provide Ice and Water Sheild		
VENTILATION	Passive Vents installed in the Hat Sections per Side		X
INSULATION	R-40 Blown Cellulose		X
BAFFLES	At Eaves		X
ATTIC ACCESS	OSB around attic access hole to hold insulation		X
DRAFT WALL IN ROOF	Not Required		X

SIDING		Express Modular
TYPE	Traditional Double 4" Vinyl Siding. Siding will be standard gage .042	X
FASCIA TRIM	White	X
SOFFIT	White Fully Vented Vinyl	X
SHINGLES	Dimensional - 30 Yr.	X
SHUTTERS	Lineal Treatment (Similar to Crane Lineal)	X
ATTIC VENTILATION	Passive Vents installed in the Hat Sections per Side	X
TRIM	Lineal Treatment (Similar to Crane Lineal)	X
	All J-Channel to match Siding	X
WINDOWS		Express Modular
GRID	6 over 6 Grids	X
TYPE	Vinyl Double Hung, Low "E", with Grids White (U Factor .35 or below)	X
SIZE	See Print	X
INSTALLATION	Forti-Flashing at All Exterior Window and Door Penetrations	X
DRAPERY	None	X
BLINDS	2" PVC Mini-Blind T/O	X
TUB DRAPE	None	X
DOORS		Express Modular
INTERIOR:		
STYLE	36" / 32" / 24" White 6 Panel H/C	X
JAMBS	Home Town Ash Pine Jambs	X
HARDWARE	Nickel Lever Knobs/ 3 Mortised Hinges	X
EXTERIOR:		
FRONT	Georgia Pacific Steel Frame w/ 6 Panel Vinyl Door, ADA Sill, Door Sweep and 1 Small Window in each of the Top 2 Top Panels. Nickle Kick Plate Peep Hole at 5'	X
LOCKSET	ND53PD Lever Lock Grade 1, B660P Deadbolt Grade 1, Drip Cap	X
REAR	Georgia Pacific Steel Frame w/ 6 Panel Steel Door, ADA Sill, Door Sweep 20 minute Rating, Peep Hole at 5'	X
LOCKSET	C-11 Arrow Lever Lock Grade 2, E-61 Arrow Deadbolt Grade 2, Drip Cap	X
PLUMBING FIXTURES		Express Modular
NOTE:	Anti Scald devices per code	X
	All Bath Tub / Showers & Showers shall have offset controls	X
NOTE:	All Faucets to be Moen Chrome	X
BATH 1 :		
TUB SHOWER	White 60" 1-Pc. Fiberglass Tub / Shower	X
NOTE:	Must have straight shower rod and curtain for all showers	
COMMODE	Elongated	X
LAVATORY	White China	X
LAVATORY FAUCETS	Metal -Single Lever- Brushed Nickle	X
TUB/SHOWER CONTROLS	Metal Brushed Nickle	X

TOWEL BAR	Brushed Nickle 1 each restroom	X
PAPER HOLDER	Brushed Nickle 1 each restroom	X
BATH 2 :		
TUB	White 60" 1-Pc. Fiberglass Tub Shower --- VBP	X
NOTE:	Must have straight shower rod and curtain for all showers	
COMMODE	Elongated	X
LAVATORY	White China	X
LAVATORY FAUCETS	Metal -Single Lever- Brushed Nickle	X
TUB/SHOWER CONTROLS	Metal Brushed Nickle	X
BATH VENTS	Lighted Fan 75 CFM	X
	Eave Vent Top Floor	X
	Side Discharge Bottom Floor	X
KITCHEN:		
KITCHEN SINK	7 1/2" Stainless Steel	X
KITCHEN FAUCET	Metal - Single Lever Pullout Sprayer	X
ICEMAKER		X
WATER SHUTOFFS	All Fixtures	X
WATERLINES	PEX	X
DRAIN/VENT LINES	Schedule 40 PVC	X
PLUMB FOR WASHER	Per Plan	X
FROST FREE FAUCETS	1 Per Print w/ Shutoff - Side of Unit See Print	
ELECTRICAL		Express Modular
SERVICE	200 AMP Panel (Each Living Unit)	X
Mounting Location	TBD	
WIRING	12-2 Copper Minimum T/O	X
	Electrical Outlets and Cable devices set to a minimum height of 18" AFF	X
SMOKE /CO2 DETECTOR	All Bedrooms, LR and 1 Ship Loose for Basement onsite Installation	X
CABLE/PHONE/DATA	All Bedrooms & LR (Location to be determined by GC)	X
GFI RECEPTS	Kitchen, Baths, Exterior (2 per unit)	X
INTERIOR LIGHTS		Express Modular
BEDROOMS	11" BF-102024-401 W/GLOBE BG-190082-40	X
HALLWAYS, FOYERS & UTILITY	11" BF-102024-401 W/GLOBE BG-190082-40	X
OPEN LOFT AREA	11" BF-102024-401 W/GLOBE BG-190082-40	X
ATTIC	4" Fitter BF-100202-008 W/GLOBE BG-190020-008	X
BATHS	LF-103316-250/LF-103316-401 18" 2 BULB STRIP	X
KITCHEN LIGHTS	11" BF-102024-401 W/GLOBE BG-190082-40	X
LIGHT BULBS	Non Provided	X
EXTERIOR LIGHTS		Express Modular
FRONT DOOR	Torch "Black"	X
REAR	Torch "Black"	X

APPLIANCES		Express Modular
	Whirlpool Appliance ----- Brands may Vary	
RANGE	30" Free-Standing Electric Std Clean Elec - FFE3011LWJBS27DMWW -	X
MICROWAVE	Above The Range Microwave Model	X
REFRIGERATOR	18 Cu. Ft.	X
WATER HEATER	None Provided	
DISHWASHER		X
GARBAGE DISPOSAL	Badger 1/2 HP	X
WASHER	None Provided	
DRYER	None Provided	
MOULDINGS		Express Modular
DOORS:	Hometown Ash	
DOOR CASING	2 1/4" Trim Color to Match Cabinet (Domestic)	X
DOOR STOP	Trim Color to Match Cabinet (Domestic)	X
DOOR JAMB	Home Town Ash Wrapped Jambs	X
WINDOW:		
WINDOW CASING	2 1/4" Trim Color to Match Cabinet (Domestic)	X
WINDOW JAMB	3/8" Particle paper Color to Match	X
BASE		X
TUB MOLDING	Plastic	
STAIRWELL SKIRT BOARD	Pine Board Stained to Cabinet color	X
CABINETS		Express Modular
NOTE:	Cabinets Spec Color is Hometown Ash Finish.	X
KITCHEN / UTILITY		
BASE & OVERHEAD CABINETS:	Overheads are NON-Staggered	
DOORS	Flat Panel Oak	X
STILES & RAILS	Solid Hardwood	X
SIDE PANELS	Exposed: 1/2" Laminated	X
BACK PANELS	Exposed: 1/2" Laminated	X
OVERHEAD SHELF	Adjustable center shelf	X
BASE SHELF	1/2" Fixed	X
UTILITY	Wire Shelf	X
DRAWERS	Above Doors (except sink) w/Deluxe Roller Guides - Extendable	X
HARDWARE	Hidden Hinges	X
PULLS	Nickel	X
COUNTERTOPS	High Pressure Laminate w/Self Edge	X
BACKSPLASH	6" Ceramic	X
KITCHEN CABINET TRIM		
	2-1/2" Ash Cove -- Top Of Cabinets	X
	Lip Moulding -- Bottom Moulding	X
BATH CABINETS:		
DOORS	Flat Panel Color to Match Cabinets---- Home Town Ash	X
PULLS	Nickel	X
COUNTERTOPS	High Pressure Laminate w/Self Edge	X
BACKSPLASH	6" Ceramic	X
MIRRORS	Polished Edge (Size TBD) i	X
CLOSETS		Express Modular
SHELVING	Wire Shelf	X

HEATING		Express Modular
REGISTERS	Drop In Registers w/6" Round Boots	X
	Toekick Registers Kitchen & Baths	X
FURNACE w/DUCT WORK	Cold Air Returns in second floor ceiling per print	X
	Send 18" Return air hose and collection box for ceiling	X
	None Provided --We will provide the wall stacks in the first floor and duct work, hoses and registers for the second floor	X
	First floor registers boots and registers only installed at the plant.	
THERMOSTAT WIRE	18 gauge 8 wire installed at 48" AFF dropped thru floor for onsite connection to onsite installed furnace	X
	No Thermostat Provided	X
NOTE:		
NOTE:	All materials will be subject to availability. Substitutions will be of equal or better quality and specifications.	X
UNDER PORCH MATERIAL	ProvidD Onsite By Others	Optional