

Floors

- Floor joists are 2x10, 16" on center with solid block bridging (Modules exceeding 14'6" will have 12" O.C. joist spacing)
- Front and rear perimeters are Double 2x10's
- The floor framing of each module includes double 2x10's with 2 laminate layers at the mating area
- Floor decking is ¾" tongue and groove OSB

Walls

- Air infiltration "Green Guard Rain Drop" building wrap on all exterior walls
- Exterior walls studs are 2x6,24" on center with R-21 insulation
- All receptacles & switches in exterior walls are foam sealed to prevent air infiltration
- Interior partitions (except mating wall) are 2x4 studs, 16" OC
- Mating wall construction is double 2x3, 16" OC
- Exterior wall sheathing is 7/16" OSB
- Mating walls are fully sheathed with insulative sheathing
- All interior walls are ½" drywall, smooth finished & prime painted

Roof & Ceilings

- Ceiling heights are full 96" .
- Ceiling insulation is R-38 (12")
- All interior ceilings are 5/8" drywall, smooth finished & prime painted
- Roof sheathing is 5/8" OSB (7/16 OSB on 16" OC trusses)
- Roof shingles are CertainTeed Limited Lifetime Architectural & installed over #15 felt paper
- Ice & water shield (54" wide)
- Fascia & drip edge are white aluminum
- All eaves feature white vented soffits
- Standard roof pitch is 6/12, truss framed at 24" OC
- Cape Cod roof pitch is 12/12, truss framed at 16" OC
- Gable overhangs & shingle over ridge vent are standard on pitched roofs
- Fascia boards are 2x6
- Plans with flat roofs have EPDM rubber roofing included
(May require site completion by others)

Kitchens

- Standard kitchen features include...
- Echelon Cabinetry: Featuring Trevino slab full overlay maple shaker doors with choice of toffee, espresso, bordeaux or linen colors and matching toe kick
- Cabinet hardware (classic series) on all doors & drawers
- 36" Refrigerator overhead cabinet (Plan permitting)
- A drawer base cabinet (plan permitting)
- 5" Recessed light over kitchen sink
- Choice of (4) 5" Recessed lights OR (1) Decorative surface ceiling light
- Extra deep, double-bowl stainless steel sink
- Moen "CFG Capstone High Arc" dual lever faucet with spray
- Square-edge countertops with integral backsplash
- A lighted range hood with a 2-speed vent fan
- 110 Volt electric receptacle at range area
- Most kitchens include a base lazy susan & corner wall cabinet (refer to floor plans)

Baths

- Standard bath features include...
- White framed mirror with sconce over all vanities
- One-piece fiberglass tub/shower unit(s)
- Cultured marble vanity tops (white & linen)

Bath (cont'd)

- Echelon Cabinetry: Featuring Trevino slab full overlay maple shaker doors with choice of toffee, espresso, bordeaux or linen colors and matching toe kick
- Ceiling mount vent & light combination with individual switches
- White or Linen fixture color choices
- Moen , single lever lav faucet(s) & antiscald shower mixing valve(s)
- 1.6 Gal., china elongated toilet(s)
- Moen "Mason" chrome bath accessories

Interior

- Kitchen, dining area, living room and hall floor coverings are site installed
- All baths feature tarket (NAFCO) vinyl floor tiles
- FHA approved, stain-resistant, plush carpet and padding is installed throughout the balance of home
- Closets are fully trimmed
- Closet shelves are ventilated wire style:
 - One shelf in each guest & wardrobe closet
 - Four shelves in linen & pantry closets (LorP)
 - One shelf in broom closets (BC)
- Brushed chrome locksets are installed at all swing doors. Privacy locksets are standard at bathroom & bedroom doors
- Each home includes an interior lighting package featuring a dining room chandelier
- Interior doors are white painted, single panel, smooth finish with 3 hinges
- Door, window & base moldings are full profile colonial, painted white wood except modern homes which have white flush sanitary moldings
- All stairs, 1st to 2nd, (unless noted) feature half walls w/wall mounted rails
- Electric front door chime is included

Exterior

- Matching light fixtures at entry doors
- Windows are single-hung vinyl with tilt-clean feature, screens, low-E glass, argon gas filled, and DP50 minimum
- Exterior door(s) are insulated full glass smooth panel doors. Exterior door(s) are keyed alike and include solid vinyl jambs & brick mold
- Sliding patio doors are 6'-0" minimum with screens, low-e glass, argon gas filled, and DP50 minimum
- Vinyl siding is CertainTeed (Main Street), 4/4profile

Electrical

- GFI protection is provided in kitchens & baths as required by code
- ARC fault protection is provided as required by code
- AC/DC smoke detectors are installed as required by code
- A 40 breaker, 200 AMP panel box is standard with each home
- Two exterior weatherproof receptacles on GFI circuit are included
- An additional smoke detector is included for basement installation
- Combination electrical outlet/TV jack in living room & master bedroom
- Combination electrical outlet/USB charger port in kitchen

Plumbing

- All fresh water supply lines are plumbed with Pex Fresh Water supply lines
- Factory installed shut-off valves are included below each sink & toilet supply
- Drain, waste & vent piping is PVC scheduled 40
- Consult brochure(s) for other standard features and/or options

N Denotes panel box location

Specifications may be subject to change without prior notification. The standard brochure products will typically meet prescriptive requirements of the International Building Code in regions where wind zone requirements do not exceed 90MPH and ground snow load requirements are not in excess of 45 pounds per square foot. In the event that the wind zone requirements exceed 90MPH or the ground snow load requirements exceeds 45 PSF additional engineering will be required at a fee to be determined. The engineering work & its results may add additional costs due to strapping, fastening or framing changes required to meet the more stringent requirements of the zone you are building in.