

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 5/8" 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 30 year Patriot series & 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 5/12, truss framed at 24" OC
- Cape Cod roof pitch is 12/12, truss framed at 24" OC
- Gable overhangs & shingle over ridge vent are standard on pitched roofs
- Fascia boards are 2x6

Kitchens

- Standard kitchen features include...
- Echelon Salerno Birch cabinets(Toffee or Espresso Finish) with matching toe kick
- 33" or 36" Refrigerator overhead cabinet (Per plan)
- A drawer base cabinet (plan permitting)
- 5" Recessed light over kitchen sink
- (1) surface ceiling light
- Extra deep, double-bowl stainless steel sink
- Moen single 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

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 Sutton White Vanity Cabinet with 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. round china toilet(s)
- Moen "Mason" chrome bath accessories

Interior

- Kitchen, dining area & bath(s) feature tarket (NAFCO) vinyl floor tiles
- Dining room includes carpet & pad (Plan permitting)
- FHA approved, stain-resistant, plush carpet & padding is installed throughout the balance of the 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, 6-panel smooth finish colonial style with 3 hinges & white wood colonial trim
- Door, window & base moldings are full profile colonial, painted white wood
- All stairs, 1st to 2nd, (unless noted) feature half walls w/wall mounted rails
- 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
- The exterior door(s) are insulated 6-panel embossed colonial 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 (Encore Series), 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/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

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.

