



2016 Classic Standard Specifications

Floor System

2 x 10 Joists at 16 O.C.
Double Rim Joists on outside edges
Triple Center Rim Joists with joist hangers
Thermax Insulated Rim Boards
End Floor Bridging
3/4" Tongue and Groove OSB Sub-Flooring
(Glued and Nailed)

Wall Systems

Exterior

2 x 6 studs at 16" o.c. with 2 x 6 double top plate
1/2" gypsum board on walls, screwed and glued
7/16" OSB on longitudinal walls and mating walls, stapled and glued
7/16" OSB exterior sheathing
Continuous sill seal
Double 2 x 10 headers over openings
Intersecting interior walls secured with lag screws
Drywall on mating wall screwed and glued
8' Ceiling Height

Interior

2 x 4 Studs at 16" o.c.
2 x 6 Studs at 16" o.c. for plumbing wall only
1/2" Gypsum Board
Engineered Studs behind Kitchen Cabinets on exterior walls

Roof System

40# Load Engineered Trusses at 24" O.C.
5/12 Roof Pitch
Timberline HD Shingles
30# Felt Underlayment
7/16" OSB Exterior Sheathing
14" Overhang with 2 x 6 Sub-Fascia
Ice Dam Protection (ice and water shield)
Steel Roof Edge
5/8" sheetrock on ceiling running perpendicular to the truss - adhered with foam spray glue
Fold-up end gable trusses with building wrap

Insulation

Walls - R-21
Roof - R-50
Rim - R-21
Batt Insulation at Energy Heel of Truss
All penetrations in walls sealed

Plumbing & Heating

Pex water supply lines with shut off valves run to central location on bottom of joists.
PVC Drain, Waste and Vent Piping stubbed through floor for onsite connection
Radon Venting installed through walls, to be connected on site
6" Deep Two Bowl Stainless Steel Kitchen Sink
China Lavatory Vanity Sinks & Stools
Single Lever Chrome Faucets Throughout
Fiberglass Tub/Shower Unit as per plan
HVAC boots and registers installed
1.6 Gallon Water Efficient Toilets
Revent pipe to all basement homes



Electrical

200 Amp, 40 Space, Electrical Service panel
TV/Phone jacks in up to three locations
throughout the home, rough-in only with pull
wires
Standard Satin Nickel lighting package
Exterior GFCI Outlet
All boxes mounted to studs
Smoke and Carbon Dioxide Detectors per code
2 Sones Bath LED exhaust fan/light
combination
LED surface mount light over tub/shower and
kitchen sink

Windows, Doors and Cladding

Vector Low E single hung windows
Certainteed Double 4 Vinyl Siding. .040
Steel 6 Panel insulated Entrance door, primed
white
Oak hollow core interior doors
Satin Nickel Door Hardware - Keyed knob
provided at entrance door, privacy knobs
provided for all bedroom and bathrooms.
Entrance doors keyed alike.

Interior Finishes

Pre-finished Oak base and casing
Ceilings & Walls coated with an orange peel
finish
90° Drywall corners
White Sherwin Williams vapor barrier latex
primer/finish, sprayed and rolled
Plate glass bevelled edge vanity mirrors

Floor Coverings

25oz Shaw Carpeting on 6lb pad in living room,
hallways and bedrooms or as indicated on
plans
All carpeted areas finished with a rolled edge
Congoleum LuxFlor Vinyl Flooring in kitchen,
bathrooms, foyer, and laundry or as
indicated on plans

Cabinetry & Countertops

Mid Continent Pro Series Copeland Style Oak
Cabinetry featuring:
Crown Moulding on all upper cabinetry
Caprice Edge Laminate Countertop with pre-
formed 3" Backsplash

Closets

Bedrooms - one level of wood shelving, with
built-in hanging rail
Linen - three levels of wood shelving
Pantry - five levels of wood shelving

Appliances

Over the Range Microwave, 1.5 cu ft, 300 cfm,
950 watt, non-vented, Black
30" Free-Standing Electric Range, 220v, Glass
Cooktop, Self-Clean, Black
17.5 cu ft Refrigerator, Upper Freezer, Black
Dishwasher, 5 Cycle, Black