



2016 Platinum Standard Specifications

Floor System

2 x 10 Joists at 16 O.C. for up to 14'6" wide
2 x 12 Joists at 16 O.C. for over 14'6" wide
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

60# Load Engineered Trusses at 24" O.C.
5/12 Roof Pitch
Timberline HD Shingles
30# Felt Underlayment
7/16" OSB Exterior Sheathing
16" 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

Electrical

200 Amp, 40 Space, Electrical Service panel
Cordless Door Chime at front door
TV/Phone jacks in up to five 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
1.5 Sones Bath LED exhaust fan/light combination



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
8" Deep Two Bowl Stainless Steel Kitchen Sink
China Lavatory Vanity Sinks & Stools
Moen 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
Ice Maker Box/Dryer Vent Box built in
Exterior Frost Free Faucet Installed

Windows, Doors and Cladding

Vector Low E double hung windows
American Legend Double 4 Vinyl Siding. .042
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. Dead bolts provided for all exterior doors.
LED surface mount light over tub/shower and kitchen sink

Interior Finishes

Pre-finished Oak base and casing
Ceilings & Walls coated with an orange peel finish
Plate glass bevelled edge vanity mirrors

Bullnose Drywall corners
Tinted Sherwin Williams vapor barrier latex primer/finish, sprayed and rolled

Floor Coverings

31oz Shaw Carpeting on 8lb 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 Signature Series Hartford Style Oak Cabinetry featuring:
Crown Moulding on all upper cabinetry
Cabinetry Hardware
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
20.3 cu ft Refrigerator, Bottom Freezer, Black
Dishwasher, 5 Cycle, Black

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