



STANDARD SPECIFICATIONS



CODES

All homes are built to meet or exceed the following codes:

- International Residential Code
- Uniform Plumbing Code
- Uniform Mechanical Code
- National Electric Code
- State Energy Code
- State Building Code

FLOOR SYSTEM

- 2 x 10 Joists at 16" on center for up to 14'6" wide
- 2 x 12 Joists at 16" on center for over 14'6" wide
- Double Rim Joists on outside edges
- Triple Center Rim Joists with joist hangers
- Thermax Insulated Rim Boards for continuous insulation
- End Floor Bridging – Floor Supports for added strength
- 3/4" Tongue and Groove OSB Sub-Flooring (Glued and Nailed)

WALL SYSTEMS

Exterior

- 2 x 6 studs at 16" on center with 2 x 6 double top plate
- 1/2" gypsum board on walls screwed and glued
- 7/16" OSB to all exterior walls stapled and glued
- 1/8" Brace Board to inside of exterior and mating wall for additional strength and rigidity
- Continuous sill seal for increased insulation
- Double 2 x 10 headers over openings
- Intersecting interior walls secured with lag screws
- Drywall on mating wall screwed and glued
- 8' flat ceiling height

Interior

- 2 x 4 Studs at 16" on center
- 2 x 6 Studs at 16" on center for plumbing wall only
- 1/2" Gypsum Board, Screwed as per code requirements

ROOF SYSTEM

- 60# or 40# Load Engineered Trusses at 24" on center
- 5/12 Roof Pitch
- Timberline Architectural Asphalt Shingle
- 30# Synthetic Underlayment
- 7/16" OSB Exterior Sheathing
- 16" Overhang with 2 x 6 Sub-Fascia
- EDCO Metal Soffit & Fascia
- Ice Dam Protection (ice and water shield), 6' up roof
- Steel Roof Edge
- 5/8" sheetrock on ceiling - adhered with foam spray glue to increase strength and minimize possible cracking
- 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 exterior and mod line 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 on site 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
- One Piece Fiberglass Tub/Shower Unit
- HVAC boots and registers installed per code
- 1.6 Gallon Water Efficient Toilets
- Ice maker box behind refrigerator/Dryer vent box behind dryer
- Revent pipe to all basement homes
- Exterior Frost Free faucet installed at kitchen location

ELECTRICAL

- 200 Amp, 40 Space, Electrical Service panel
- Modern Cordless Door Chime at front door
- TV/Phone jacks strategically placed in up to five locations throughout the home, rough-in only with pull wires
- Standard Satin Nickel contemporary lighting package
- Exterior GFCI Outlet
- All boxes mounted to studs
- Smoke and Carbon Dioxide Detectors per code
- Bath fan with LED Light, 80 CFM 1.5 Sones, Energy Star Certified
- LED down light over tub/shower and kitchen sink

WINDOWS, DOORS & CLADDING

- Low E double hung windows built to meet Energy Star® standards for superior performance
- Double 4 Vinyl Siding .046" thickness
- Premium Select Steel 2 Panel insulated Entrance door, primed white with a smooth surface ideal for painting
- Bayerbuilt painted 6-panel solid core interior doors prefinished using a water-based stain with a water-based UV seal and top coat for a durable, scratch-resistant finish
- Durable 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 one exterior door





INTERIOR FINISHES

- Pre-finished painted base and casing add the perfect finishing touch
- Walls and ceilings coated with an orange peel finish
- Bullnose Drywall corners
- Tinted vapor barrier latex primer/finish, sprayed and rolled
- Plate glass beveled edge vanity mirrors

FLOOR COVERINGS

- Up to 40oz Plush Shaw Carpeting on 8lb pad in living room, hallways and bedrooms
- All carpeted areas finished with a rolled edge
- Congoleum LuxFlor Vinyl Flooring in kitchen, bathrooms, dining, foyer, and laundry as indicated on plans



CABINETS & COUNTERTOPS

- Timberline Signature Series Concord Style Painted Cabinetry featuring:
- Full Overlay door design
- Solid wood door frame with 2" stiles and rails
- Flat center panel door
- Doors and drawers have a 90° return and no reverse bevel
- Slab drawer front is solid wood
- Drawer Guides – Full extension, Concealed, Under-mount, slide system with Soft Action
- Soft Close Doors
- Crown Moulding on all upper cabinetry
- Cabinetry Hardware
- Tempo 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



Request a copy of our **Platinum Series Plan Book** to view our vast array of plans!