



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
- 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)

ROOF SYSTEM

- 60# Load Engineered Trusses at 24" on center
- 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

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
- 1/8" Brace board on interior side of longitudinal walls and mating walls, stapled and glued
- 7/16" OSB exterior sheathing for added strength
- 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 (Flat/Vaulted combination for Spicer, Baxter, and Glenwood)

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

INSULATION

- Walls - R-21
- Roof - R-50 (R-49 to Vaulted areas)
- 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 onsite connection
- Radon Venting installed through walls, to be connected on site
- 8" Deep Two Bowl Stainless Steel Sink to Kitchen
- Moen Single Lever Faucets Throughout. Gooseneck Faucet to Kitchen Sink.
- One Piece Fiberglass Tub/Shower Unit
- HVAC boots and registers installed per code
- China Lavatory 1.6 Gallon Water Efficient Toilets.
- Tall Elongated toilets to Master Bath
- Ice maker box behind refrigerator/Dryer vent box behind dryer
- Re-vent 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 five locations throughout the home, rough-in only with pull wires
- 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

INTERIOR FINISHES

- Pre-finished 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
- Pre-finished wood railing in basement homes.

WINDOWS, DOORS & CLADDING

- Low E Single hung windows built to meet Energy Star® standards for superior performance
- Double 4 Vinyl Siding .042" thickness
- Bayerbuilt exterior doors
- Bayerbuilt solid interior doors pre-finished using a water-based stain with a water-based UV seal and top coat for a durable finish
- Entrance doors keyed alike. Dead bolts provided for one exterior door
- Pressure treated 5/4 decking and PVC railings

FLOOR COVERINGS

- 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, dining room, bathrooms, foyer, and laundry as indicated on plans

CABINETRY & COUNTERTOPS

- Full Access cabinetry throughout
- Full Overlay door design
- Flat center panel cabinet doors in Modern Farmhouse Package, raised center panel doors in Rustic Package, full flat panel cabinet doors in Contemporary Package
- Drawer System –Double sided metal box full extension soft close hardware
- Soft Close Doors
- Crown Moulding on all upper cabinetry in Rustic & Modern Farmhouse Packages
- Cabinetry Hardware
- High Definition 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
- Shelf Tower to Walk In Closet

Visit our ***website*** for more information and all warranty details!

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