

**CARDINAL HOMES, INC.**  
**Default Specification for *Classic Living***  
**June 2007**

Every **Cardinal Home** is built to meet or exceed the International Residential Code (IRC) as well as the National Electrical Code. Cardinal Homes, Inc. retains the services of NTA, Inc. as a Third Party Engineering and Inspecting Agency to assure compliance.

Specifications may be changed by customer request or to comply with local requirements, subject to **Cardinal Homes, Inc.** approval. Said changes must not prevent the home from complying with the applicable codes mentioned above.

This document is to highlight the major specifications of the **Classic Living** product line of the Cardinal Homes Modular Building System. It is not to be considered to represent the specifications of any specific order.

## **Classic Living**

### **FLOORS**

- 2x10 floor joists, 19.2" OC on 12 ft. wide, 16" OC on 14 ft. and 15 ft. wide modules. (Optional: 9¼" I-joists with duct chase and longitudinal strong back bracing).
- Rails beneath sidewall and marriage wall are 2 x 10 outer rail and 1 ½" x 9 ¼" LVL inner rails and endwall rails are single 2 x 10.
- ¾" T&G OSB sub-floor, glued and nailed. (Optional: ¾" T&G Plywood)
- Joist hangers on center girder.
- R-30 fiberglass batts.

### **EXTERIOR WALLS**

- 2 x 4 studs at 16" O. C. - Double top plate, single bottom w/R-15 insulation. (Optional: 2 x 6 w/R- 19 insulation required in certain areas)
- Marriage walls are 2 x 4 studs at 16" centers with 1/2" gypsum board inside and 7/16" O.S.B. outside.
- Headers over window and door openings, according to code.
- 7/16" O.S.B. sheathing, glued and nailed.
- Kraft faced R-15 fiberglass batts in 4" sidewall.
- Building wrap applied over sheathing. (Optional: Felt paper for brick prep)

### **INTERIOR PARTITIONS**

- Interior partitions are 2 x 4 at 16" centers with 1/2" gypsum board both sides. (Taped, sanded & primed)
- Marriage walls are 2 x 4 at 16" centers with 1/2" gypsum board inside and 7/16" O.S.B. outside.

### **ROOF SYSTEM**

- Engineered rafter systems built to exceed the requirements in the state of intended delivery.
- Rafters, where applicable, are sized and spaced according to code. Available roof pitches: 6/12 storage. 9/12 storage, and 12/12 habitable (on cape models only)
- 7/16" O.S.B. sheathing.
- Laminated architectural fiberglass shingles with #15 felt underlay.
- Metal drip-edge shingle molding on all eaves.
- Kraft unfaced R30 fiberglass batt. (R38 optional)
- 1/2" High-Strength Gypsum board, taped, mudded and textured.

### **SIDING**

- Solid color vinyl in 2 profiles and 5 colors.
- White trim and choice of shutters.

### **EXTERIOR DOORS**

- 36" BG Millwork doors with pre-finished frame. (Optional: Steel fire rated door)

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Flexibility requires exceptions. Subject to change without notice.



- Swinging and sliding patio door options available.
- Keyed alike.
- Doorbell, front & back/end.

### **WINDOWS**

- MW vinyl framed, double-glazed, Low E, single-hung windows with grills and screens (bottom sash tilts out). (Optional: Double-hung)
- Palladian window only available with optional palladian dormer.
- Waterproof flashing around all windows and doors.

### **INTERIOR DOORS AND TRIM**

- Primed 6-panel prehung doors with 3-hinges.
- Primed wood moldings.
- Optional stained trim & doors available.
- Privacy locksets are standard on all baths and bedrooms.
- Round knobs

### **CABINETRY**

- Merillat Essential cabinets ordered for each specific kitchen design.
- Millbridge II oak is the default selection in kitchen & bathrooms.
- Upgrades include Merillat Spring Valley and Seneca Ridge cabinets.
- Post- formed counter tops with backsplash, in standard colors.

### **ELECTRICAL**

- 200 amp or 400 amp electrical distribution service (dependent on load calc).
- Copper wiring sized to fixture, #12 gauge wire minimum. All wiring per NEC.
- Switches, receptacles, smoke detectors, and fixtures are U/L approved and wired to comply with NEC.
- Brushed aluminum, filtered range hood, standard.
- Vented bath fans are standard in all bathrooms.
- Prep for paddle fan with light in bedrooms and living areas (with two switches).
- Toggle switches
- 2' two-tube fluorescent with cover over kitchen sink

### **PLUMBING**

- Water supply piping is PEX, sized as required by the number of fixtures down-line.
- DWV is PVC schedule 40, sized as required.
- One-piece fiberglass tub/shower, china bowl sink and round, water saver commode in white or bone. Some models include soaking tub and ceramic covered platforms.
- Stainless steel, 6 1/2" deep double-bowl kitchen sink with single-lever faucet standard.
- Pressure balanced mixing valves in all showers.
- Bath accessories include medicine cabinet.
- Upgrade fixtures available.

### **MISCELLANEOUS**

- HVAC by Builder, onsite.
- Air return on all models.
- Special order quotes are considered on a case-by-case basis subject to ability to incorporate into Classic Living product line.
- Treated wood porch systems (Optional: Composite decking)
- Nafco BrookStone Vinyl Tile Flooring in kitchen, bath, utility, and of water heater area.

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