Standard Building Specifications

Affinity Building Systems Homes are built to the wind speed for the area where the home is placed. Higher wind speeds, different exposure & different zones are available. Our homes comply with all state and local residential building codes as mandated by each individual state and local municipalities.

Floor Construction

**Floor Widths:** 12’, 13’, 14’ and 15’
**Floor Joists:** 2x10 SYP or SPF, 16” O.C., Pressure Treated Joists are available
**Decking:** 23/32 T & G OSB, Plywood or AdvanTech are available
**Insulation:** R-19 Kraft Back Fiberglass Floor Insulation - Bottom Board: Enclosing Floor

Exterior Walls

Wall Height: 8’ Ranch or Both floors of 2 story - *
* 9’ or 10’ available on ranch or lower level of 2 story, 9’ available on 2nd level of 2 story
**Construction:** 2x6 16” O.C., Double 2x6 Top, single 2x4 bottom plates
**Insulation:** R-19 Kraft Back Fiberglass
**Wind Wrap/Moisture Barrier:** All exposed wall surfaces
**Mate Walls:** 2x4, 16” O.C., 7/16” OSB under drywall, compression seal for draft stop

Interior Walls

**Construction:** 2x4 16” O.C. Through-out with 2x4 Top Plates, Plumbing walls 2x6

Roof

**Pitch:** 5/12 - Other roof pitches are available - **Trusses:** 24” O.C., 16” O.C. is available
**Soffits:** Vinyl, Sub fascia 2”x6”, Fascia is white ribbed Aluminum
**Finished Roofing:** 30 Architectural Shingles with shingled ridge vent. Prep for metal roof is available
**Underlayment:** PermaFelt® Silver, Peel & Stick available
**Overhangs:** 8” overhang, 6” rake
**Decking:** 7/16” High Strength OSB with Roof Clips
**Insulation:** R-30 Kraft Backed Fiberglass Insulation

Windows

**Windows:** Plygem 1500 series - White Dual Pane, Low "E", Single Hung Vinyl, lower sash tilts, DP-35 rating. Higher DP rating and impact glass available

Exterior Doors

**Exterior Doors:** 3/0x6/8 - 6 Panel Steel Door - Other styles and sizes available
**Construction:** Adjustable sills, mold resistant jams, and brick molding.
**Hardware:** Brushed nickel hardware with Key in knob lock and dead bolt

Exterior Finish

**Siding:** Parkside Double 4.5” Dutch Lap Vinyl. Cemplank or James Hardie Cement Board Siding Available
**Overhangs:** 8” Vented vinyl Soffit, rake 6” solid vinyl soft
**Trim and Corners:** J-Channel, Metal Starter Strip, Vinyl Frieze, Shutters available upon request

Interior Finish

**Drywall:** Smooth finish walls and ceilings, Walls sprayed & back rolled with 1 coat of flat tinted primer. (Wall finish is NOT represented as a finished painted surface; Touch up will have to be done on site.) Drywall cracks, if any, must be repaired onsite by builder
**Interior Doors:** 2 Panel square, smooth finish molded hollow core doors, 3 mortised hinges, brushed nickel round knob style door handles
**Interior Door and Window trim:** 2¼” MDF Colonial style casing. 3¼” square base molding through-out, painted white semi-gloss
**Closet Shelving:** Wired vented shelving for closets and pantry

Cabinets

**Cabinets:** Merillat “Basic” series (Builder Grade Cabinets) Colony Birch Series, available in - Clove, Twilight, & Mirage (30” Wall cabinets)

Countertops

**Kitchen & Vanity:** Laminate with European E-1500 Style rolled edge, Seamless integrated backsplash, Granite or Quartz available
**Floor Covering**

**Finished Flooring:** 18”x18” Vinyl Tile squares in the bathrooms, utility room, kitchen, water heater and HVAC closet -
Other flooring selections available

**Electrical and Lighting**

**Panel Box:** 200 AMP 40/40 circuit box, 12/2 wiring through-out, tamper resistant wall plugs, wiring meets or exceeds local and state codes

**Lighting:** Porch lights at each entrance, wire & brace for fan and a ceiling light with 1 switch installed in each bedroom and 1 in the Living/family room, ceiling lights in walk in closets, halls, kitchen, attic access, Chandelier in Dining room and/or Morning room, lighted exhaust fan in bathrooms with 1 switch

**Range & Dryer:** Flush Mount 220 volt receptacle

**Exterior Receptacle:** Per Code, Gfi receptacle on the front door side, and opposite front door side.

**TV/Phone Jack:** 1 in Living room

**Smoke and Carbon Monoxide Detectors:** Per code

**Range Hood:** White Re-circulating range hood

**Floor Covering**

**Plumbing & Baths**

**Water Lines:** PEX waterlines, crossovers connected on site by builder with lead free brass fittings

**Kitchen Sink:** 8” Deep Stainless with satin nickel faucet and spray attachment

**Vanities:** China drop-in sink with single lever satin nickel faucet

**½ Baths:** White Pedestal Sink

**Toilets:** Elongated bowl with 1.6 Gallon flush (Some states requires 1.28 Gallons)

**Vanities:** 35” high Vanity base - all baths except ½ bath (which has a pedestal sink std)

**Mirrors:** ¼” safety glass square cut mirrors in baths, large single mirror for double bowl tops up to 60”

**Tub/Shower:** Residential size 1-piece fiberglass tub/shower with single lever anti-scald faucet, low flow shower head in Satin Nickel

**Water Heater:** 50 Gallon Electric - Energy Star Rated

**Heating & Air Conditioning**

**Ranch Houses:** Up flow air handler installed (when possible), A-coil & 10 KW heat strip. Ceiling registers, louvered door or return air grill and a condenser which will be shipped loose

**Duct & wire:** Some connections required after house is set. Pad, refrigerant lines, thermostat installation & connection to panel box and outside disconnect done on site by builder

**Two Story Homes:** one air handler and condenser per floor

**Stairs**

**Railings & treads:** Treads and risers are carpet grade and will need to be covered by finished material on site. Capped half wall in open area, Hand rail as needed per design shipped loose for on site installation. Paint or Stain grade stair systems available.

**Factory installed Porches (where applicable)**

**Decking:** 5/4 pressure treated deck boards

**Porch ceiling:** Triple Vinyl Bead Board

**Columns:** 4”x 4” Pressure Treated Wood, wrapped in 6” x 6” pre-cast PVC, 6”x6” may be required in some wind zones for sufficient strapping

**ABS HOMES INCLUDE A 1 YEAR WARRANTY**

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* Appliances available upon request