

# The Private Collection

## STANDARD SPECIFICATIONS

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### Floors

2x10 Floor Joists @ 16" O.C. w/ Double Perimeter Band (12" O.C. on 31'-6" Wide Models)  
5/8" T&G OSB Floor Decking Glued and Nailed  
Vinyl Floor Covering w/ 1/4" Luan (Per Plan)  
25 oz. FHA Approved Carpet w/ 8 lb. Rebound Pad (Per Plan)

### Walls

2x6 Exterior Walls @ 16" O.C. w/ 7/16" OSB Sheathing  
8" Mating Walls @ 16" O.C. w/ 7/16" OSB Sheathing  
2x4 Interior Walls @ 16" O.C.  
Solid Headers w/ OSB Reinforcement  
1/2" Drywall Throughout, Glued and Screwed  
8'-0" Wall Height

### Roof

7/12 Pitch, Non-Storage Rafter Roof System @ 16" O.C.  
12" Gable End Overhangs  
12" Eave Overhangs, Fixed w/ Soffit and Fascia Installed when Possible  
7/16" OSB Roof Sheathing w/ "H" Clips (for 24" O.C. Roof System)  
Ice Shield Installed on Eave Overhangs  
Minimum 15# Tamko 36" Felt Paper Shingle Underlayment  
Vented Vinyl Soffit, Ribbed Aluminum Fascia, and Aluminum Drip Edge  
30 Year Tamko Architectural Shingles  
Shingle Over Ridge Vent (Shipped Loose)

### Exterior

CertainTeed "Main Street" Vinyl Siding (Dbl 4 Clapboard, Dbl 5 Clapboard, or Dutch Lap) Smooth Fiberglass Front Door w/ Sunburst, Composite Jambs, and Vinyl Brickmould (Per Plan) Smooth Fiberglass Rear Door w/ Half Glass, Composite Jambs, and Vinyl Brickmould (Per Plan)  
6'-0" Vinyl Sliding Glass Door (Per Plan)  
Satin Nickel Schlage Lever Locks – Exterior Door Hardware and Dead Bolt – Keyed Alike  
MW Low "E" Vinyl Double Hung Brickmould Windows w/ Screens and Argon Gas  
One Exterior Light Supplied for Each Door  
Vinyl Shutters, Installed on Front

### Insulation

R-21 Fiberglass Exterior Wall Insulation w/  
Vapor Barrier R-38 Fiberglass Ceiling Insulation  
w/ Vapor Barrier Exterior House Wrap

### Interior

Warm Beige Primer Paint on Walls w/ 3-5/8" Crown Moulding, Throughout  
Smooth Ceilings w/ White Primer Paint  
2 Panel Arch Top Interior Doors w/ Smooth Finish  
Satin Nickel Lever Style Hardware Privacy Hardware on Bathrooms and Master Bedroom  
3-1/2" Colonial Base Moulding and 2-1/4" Colonial Casing  
(Semi-Gloss White) Windows Sills (Semi-Gloss White)  
16" Deep Linen and Pantry Shelving (4 Rows)  
Shirt and Skirt Shelving for Walk in Closets

### Cabinetry

Oak Recessed Flat Panel Kitchen Cabinets  
2-1/2" Crown Moulding and Under Cabinet Trim  
Dove Tail Drawers, 3/4" Shelves w/ 1 Pull-Out Tray  
75 lb. Full Extension Drawer Glides w/ Soft-Action Close Mechanism on Base Cabinet  
Drawers  
Elevated Corner Wall Cabinet, Crown and Under Cabinet Trim  
High Pressure, Square Edge Laminate Top and  
Backsplash (Kitchen) Oak Recessed Flat Panel Bath  
Cabinets  
One-Piece Cultured Marble Vanity Top (Baths)  
Medicine Cabinet w/ Decorative Lighting

### Plumbing and Heating

Tuff-Pex Fresh Water Lines Stubbed (Code  
Dictates) PVC Drain, Waste, and Vents  
(Stubbed)  
Shut-Off Valves on All Fixtures  
Delta Leland Chrome Dual Handle Faucets in Baths  
60" One Piece Fiberglass Tub/Shower w/ Anti-Scald Valves  
Elongated Water Closets, Water Saver  
8" Deep, Double Bowl S/S Sink and Gooseneck Faucet w/ Pull-Down Spray in Kitchen  
Ice Maker Hook-Up (Recessed Box for On-Site Appliance)

## Electrical

200 AMP Main Service Panel w/ 40 Breaker Spaces  
Smoke Detectors and Carbon Monoxide Detectors  
(Per Code) Fan/Light Combination in All Baths  
30" Kitchen Range Hood; Vented to Exterior  
Bedrooms Have One Switched Receptacle and 1 One Ceiling Light centered in room.  
Brushed Nickel Ceiling Lights in Hall, Laundry, Kitchen, Dining Room, Foyer, and Walk In Closets  
Fluorescent Lights in all Closets Over 4' w/  
Separate Switch Recessed Can Light Over  
Kitchen Sink w/ Separate Switch Two Pendant  
Lights Above Islands and Peninsulas (Per Plan)  
Wireless Door Chimes (1 in Front and 1 in Rear)  
(2) RG-6 TV and (2) Cat-5 Phone Jacks  
Wired for Electric Range (Per Plan)

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## **Additional Specs For:**

### Cape

Rafter Roof w/ 12/12 Pitch @ 16" O.C. and 5/8" OSB Floor Decking  
8" Mating Walls @ 16" O.C. w/ 7/16" OSB Sheathing  
(2) Gable End Windows w/ Style and Type to Match First Floor  
30" Prehung Interior Door with 24' of Interior Walls  
Plumbing and Electric Stubbed up for Future on-site Bath and Living Area

### Two Story

8" Mating Walls @ 16" O.C. w/ 7/16" OSB  
Sheathing Insulation Installed Around  
Perimeter Between Floor and Ceiling  
Plumbing Supply Lines Run on Second  
Floor to Drop Area  
All Siding for Second Story Shipped Loose