

# RESIDENTIAL BUILDING STANDARD SPECIFICATIONS

## STRUCTURAL/EXTERIOR

ROOF TRUSSES @ 24" OC (LOAD AS REQUIRED)  
10" GABLE AND EAVE OVERHANGS  
5/12 ROOF PITCH 2- STORY AND RANCH MODELS  
12/12 ON CAPE CODS  
5/8" O.S.B. ROOF SHEATHING w/ H-CLIPS  
OWENS CORNING ARCHITECTURAL SHINGLES w/15LB ROOF UNDERLAYMENT FELT PAPER  
DOUBLE 6 ALUMINUM PERFORATED SOFFIT AND AIR VENT RIDGE VENT 20  
JOHNS MANVILLE R-30 FIBERGLASS INSULATION CEILING  
8'-0" HIGH SMOOTH FLAT CEILING T/O  
2"x 6" EXTERIOR WALLS AT 16" OC  
MASTIC OVATION VINYL SIDING w/ BUILDER HOUSE WRAP  
JOHNS MANVILLE R-21 UNFACED FIBERGLASS INSULATION/ WALLS  
SIMONTON DOUBLE HUNG VINYL WINDOWS INSULATED LOW "E"GLASS AND ARGON GAS WITH FULL SCREEN WHITE  
FRONT DOOR 36" INSULATED SMOOTH FIBERGLASS 6 PANEL w/ PRIMED JAMB AND THRESHOLD COVER  
REAR DOOR 36" INSULATED SMOOTH FIBERGLASS 9-LITE w/ PRIMED JAMB AND THRESHOLD COVER  
KWIKSET SATIN NICKEL HARDWARE SMART-KEY SYSTEM AND ENTRY LEVEL LOCKSETS

## FLOOR SYSTEM

2"x 10" FLOOR JOISTS AT 16" OC  
3/4" O.S.B. TONGUE AND GROOVE SUBFLOOR GLUED AND SCREWED  
36 OZ. SHAW WEAR DATED CARPET  
7/16" (6LB) PADDING  
SHAW DURA-TRU VINYL FLOORING  
¼" UNDERLAYMENT ALL VINYL AREAS

## INTERIOR

DOUBLE MARRIAGE WALL, 2"x 4" AT 16" OC  
INTERIOR WALLS, 2"x 4" AT 16" OC  
INTERIOR WALLS, ½" DRYWALL, PRIMED  
½" HIGH STRENGTH CEILING DRYWALL, PRIMED  
6 PANEL COLONIST PAINTED WHITE DOORS w/ KWIKSET SATIN NICKEL LEVER HARDWARE  
POPLAR COLONIAL BASE AND CASING, WHITE  
WIRE CLOSET SHELF SYSTEM  
VAPOR BARRIER PRIMER

## KITCHEN/BATH

ARISTOKRAFT CABINETRY OAKLAND SERIES  
WILSON ART LAMINATE COUNTERTOPS IN ULTRA TOP OR E-TOP 1500 OR 2000

RANGE HOOD VENTED TO OUTSIDE WHERE POSSIBLE  
PFISTER CHROME KITCHEN FAUCET  
14" SOFFITS OVER KITCHEN CABINETS w/ RECESSED LIGHT ABOVE SINK w/ SWITCH  
REVERE 8" DEEP DOUBLE BOWL STAINLESS STEEL SINK  
CLARION BATHWARE 1 PIECE FIBERGLASS TUB AND SHOWER  
PFISTER ANTI-SCALD CHROME FAUCET IN SHOWERS AND TUB SHOWER COMBOS  
MANSFIELD 1.6 GALLON WATER SAVER WATER CLOSETS  
VANITIES w/ LAMINATE TOP AND GERBER SELF-RIMMING BOWL  
MEDICINE CABINETS w/ MIRROR AND LIGHT  
BROAN EXHAUST FAN/LIGHT UNIT w/ DOUBLE SWITCH (70CFM)

## ELECTRICAL

200 AMP ELECTRIC SERVICE  
ELECTRICAL WIRING AS PER NEC AND IRC  
RECESSED RANGE AND DRYER RECEPTACLES INSTALLED  
EXTERIOR GFCI RECEPTACLE, ONE PER DOOR  
SMOKE/CARBON MONOXIDE DETECTORS WHERE REQUIRED  
CEILING LIGHTS ALL BEDROOMS / LIVING ROOMS  
ARC FAULT BREAKERS WHERE REQUIRED  
WASHER AND DRYER HOOK-UP IF SHOWN ON PRINT

## PLUMBING

ALL PLUMBING STUBBED THROUGH FLOOR  
VENT STUBBED INTO ATTIC  
EXTRA 2" FUTURE VENT (RADON, ETC.)  
CAPE COD MODELS HAVE 3" WASTE AND ONE EACH HOT AND COLD SUPPLY TO SECOND FLOOR AREA  
PEX OR COPPER WATER SUPPLY LINES STUBBED  
PVC DRAIN WASTE VENT SYSTEM STUBBED  
SHUTOFF VALVES AT SINKS AND WATER CLOSETS  
DISHWASHER HOOK-UP  
WASHER HOOK-UP IF SHOWN ON PRINT

## HEATING

HOUSE WILL BE PREPPED FOR ELECTRIC BASEBOARD HEAT, HOT WATER BASEBOARD, OR BOOTS AND REGISTERS

### BUILDER/DEALER RESPONSIBILITIES INCLUDE

(BUT ARE NOT LIMITED TO):

EXCAVATION, FOUNDATION, ADDITIONAL FASTENERS, INSTALLATION OF SHIP-LOOSE MATERIALS, AND INTERIOR FINISH AT MARRIAGE WALLS, UTILITY HOOK-UPS, AND CONNECTIONS.

10 YEAR LIMITED STRUCTURAL WARRANTY  
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