

MAINSTREET/VILLAGE MT/LEGACY MT/RENEW AVENUE/PANORAMA Building Specifications

ALL HOMES ARE BUILT GREEN READY AND ENERGY STAR READY

STRUCTURAL

- Exterior Walls: 2"x 4" wall studs, 16" o.c.
- Interior Walls: 24" o.c.
- Single top plates on interior walls
- Mating Walls: 2"x 3" and/or 2"x4" wall.
- Floor Joist: 2"x 10", 19.2" o.c. (2"x 8", 16" o.c. for 24' wide models)
- Subfloor System: ¾" tongue-and-groove OSB
- Exterior & Gable End Wall Sheathing: 7/16" OSB
- Roof Pitch: Ranch & 2-Story 7/12 storage truss 24" o.c., Cape 12/12 truss 24" o.c.
- Roof Sheathing: 7/16" OSB with ply-clips
- Overhangs: 12" folding
- Ceiling Height: 8'
- Gable Extensions: 12" with drip edge

PLUMBING

- Bath Fixtures: White
- Tubs and Showers: Fiberglass/white
- Master bath Showers to have NO doors
- Toilets: Elongated, vitreous china
- Plumbing Supply System: Pex
- Drain, Waste & Vent System: PVC
- Water Heater: Electric 50-gallon high efficiency
- Kitchen Sink: 8" Deep stainless steel, double bowl
- Kitchen Faucet: Single lever with Sprayer
- Bath Faucets: Dual handle with chrome finish
- Whole house shut off valve located in washer box, supplied and site installed for basement plans

INSULATION & HEATING/COOLING

- Floor: NO INSULATION
- Exterior Walls: R-15 insulation *
- Ceiling: R-38 insulation(R-30 between knee-walls under floor decking of capes and triple wide models) *
- Toe Kick Registers @ kitchen & baths

EXTERIOR

- Siding: Vinyl lap with white corner posts
- Vinyl fascia
- Roof Shingles: ARCHITECTURAL over Tyvar surround SR
- Ridge ventilation system
- Tyvar House Wrap
- Drip edge
- Windows: West single-hung insulated vinyl with screens. DP35, Argon, Low-e
- Exterior window treatment at front elevation (as shown on floor plan)

- Exterior Door: #684 Front door, others as shown on floor plan, with Schlage deluxe hardware on front and deadbolts on front & back

INTERIOR FINISH

- Walls: ½" drywall primed with smooth finish, bone white
- Ceilings: 1/2" high strength ceiling drywall, taped and SMOOTH FINISH, painted bone white
- Base Molding: 3 ¼" speed/finished coat
- Door & Window Casing: 2 ¼" colonial/primed & finished
- Stairs: Sloped wall w/ painted cap
- Carpet: 25oz FHA with deluxe 6# padding (shipped loose)
- Kitchen/Bath/Utility/Foyer Flooring: premium vinyl 16" floor tiles
- Interior Doors: TWO panel hardboard
- Schlage lever locksets interior and exterior
- Cabinets: Marsh Kent, flat panel, square 30"/36" wall with crown, no furr down
- Counter Tops: Square edge with 1 row 6" ceramic backsplash
- Lavinette Mirrors: Pencil edge
- Shower rods and bath accessories by purchaser
- Closet Shelving: in all closets and over washer/dryer, ventilated epoxy coated

ELECTRICAL

- Main Electric Panel: 200AMP
- Smoke Detectors: Per plan
- Interior Lighting: Wire & brace in living room & bedrooms with 2 switches and light fixtures
- Recessed Lights: In kitchen & foyer. Optional over shower
- Wall mounted vanity lighting
- Phone Jacks: 1 outlet per plan
- Return Air Grille with plenum and pull wire for thermostat
- Electric Box: At exterior walls, infiltration sealed
- Two exterior receptacles
- Exhaust Fans: Vented to exterior
- Wiring: Nonmetallic, 12 gauge min
- ARC Fault breakers included
- 110 CFM Exhaust fan @ M. Bath *

APPLIANCES

- Standard Dishwasher
- NO Range standard
- Range Hood: Ventless with light & fan
- All Others Optional

*- Denotes extra charge until base house price adjusted.