



STANDARD SPECIFICATIONS

Homestead/Mainstreet/Landmark

STRUCTURAL

- Exterior Walls: 2"x 4" Wall Studs, 16" o.c.
- Ceiling Height: 8'
- Interior Walls: 16" o.c.
- Double Top Plates on Interior Walls
- Mating Walls: 2"x 3" or 2"x 4" per plans
- Floor Joist: 2x10 @ 16" o.c.
- Subfloor System: ¾" Tongue-and-Groove OSB
- Exterior & Gable End Wall Sheathing: 7/16" OSB
- Roof Pitch: 7/12, 9/12 & 12/12 Pitch @ 24" o.c. (Per Plans)
- Roof Sheathing: 7/16" OSB with Ply-Clips
- Overhangs: 12" Folding
- Gable Extensions: 12" with Drip Edge

EXTERIOR

- Siding: Market Sq. Double 5 Straight/Traditional Lap Vinyl Siding with White Corner Posts
- White Metal Fascia/Drip Edge; White Vinyl Soffit
- Roof Shingles: Architectural Over Synthetic Roof Underlayment
- Ridge Ventilation System
- Barricade Plus House Wrap
- Porches: 6" White Vinyl Post Wrap, Rails and Pickets (Per Plans)
- Windows: KINRO Single Hung Vinyl with Screens, DP50, Low-E, 4/1 Grid Pattern; FIXED Window Over Tub 1/1 Grid
- Mini-Blinds: OPTIONAL
- Exterior Window Treatment @ Front Elevation: Salem Trim
All Shutters: OPTIONAL with Salem Trim (Included)
- Exterior Door: 867SDL Smooth, No Shelf, Low E, Craftsman Style Front Door; 684IMLE Rear Door; Others Per Plan. Sidelights: OPTIONAL
- Kwikset Smart Key Knob with Deadbolt

PLUMBING

- Bath Fixtures: White
- Toilets: Elongated, Vitreous China
- Tubs and Showers: Fiberglass (Per Plans)
- Glass Bypass Brushed Nickel Shower Door (Per Plans)
- 4x6 or 4x8 Ceramic Shower @ Bath 1 (Per Plans): Includes Fiberglass Pan, Hand-Held Wand, Rainfall Shower Head, 5' Transom Window and LED Light (Per Plans)
- Pedestal Tub @ Bath 1 (Per Plans)
- Bath Faucets: Dual Handle Brushed Nickel Finish; Moen: OPTIONAL
- Bath Sink: 21" x 18" Rectangle
- Plumb for Ice Maker (In Wall)
- Plumbing Supply System: PEX
- Drain, Waste & Vent System: PVC
- Water Heater: Electric 50-Gallon High Efficiency
- Kitchen Sink: 8" Deep Stainless Steel, Double Bowl with Gooseneck Brushed Nickel (BN) Faucet
- Whole House Shut Off Valve Located In Washer Box OR Shipped for Basement Plan
- One Exterior Hose Bib

INSULATION & HEATING/COOLING

- Floor Insulation: OPTIONAL
- Exterior Walls: R-15 Insulation
(OPTIONAL: R-19 Insulation with 2 x 6 Exterior Walls)
- Ceiling: R-38 Insulation (R-30 Between Knee Walls, Under Floor Decking of Capes and Triple Wide Models)
- Return Air Grille with Plenum & Pull Wire for Thermostat
- Floor Registers: OPTIONAL

INTERIOR FINISH

- Walls: ½" Drywall Primed Smooth Finish, Painted Gray
- Ceilings: 1/2" High Strength Ceiling Drywall, Taped, Smooth Finish, Painted White
- Base Molding: 3 ¼" Speed/Finished Coat (Pine)
- Door & Window Casing: 2 ¼" Colonial/Primed & Finished (Pine)
- 4-1/4" Pine Crown Mold T/O (Except Closets)
- Stairs: Carpet Grade--Sloped Wall w/Cap, Prefinished Handrail, White Skirt Boards-Pickets-Newel Posts (Per Plans)
- Carpet: 25 oz FHA with Deluxe 6# Padding (Shipped Loose) For Bedrooms, Bedroom Closets and Den
- Bath/Utility Flooring: Resolve Vinyl Plank
- Resolve Vinyl Plank Flooring At Living Room, Dining Room, Kitchen, Hall and Foyer (Shipped Loose)
- Interior Doors: Two Panel Hardboard
- Schlage Lever Interior Locksets
- Forevermark Hardwood Shaker 36" Wall Cabinets with Crown, SC Hinges at Doors & Drawers, Brushed Nickel Cabinet Knobs & Matching Toe Kicks
- Countertops: Laminate with Crescent Edge T/O
- Backsplash: Kitchen--1 Row 4"x16" Ceramic Backsplash; Baths--4" Matching Laminate
- Vanity Mirrors: White Framed
- Shower Rods and Bath Accessories by Purchaser
- Closet Shelving: Ventilated Epoxy Coated; All Bedroom WIC (Including Corners). 5 Stacked Shelves and 1 wall with Double Shelves in Bedroom 1 Closet, Linen Shelves in Bath 1 & 2, Kitchen Pantry w/Shelves (Per Plans)
- Bench/Cubby in Utility Room or Foyer (Per Plans)

ELECTRICAL

- Main Electric Panel: 200 AMP
- Smoke Detectors: Per Plan
- Interior Lighting: Progress BN Fixtures, Wire & Brace in Living Room & Bedrooms with 2 Switches (Overhead Lights Included)
- 2 Pendant Lights over Island Bar (Per Plans)
- LED Recessed Lights: Kitchen, Foyer, Living Room & Over Shower
- Wall Mounted Vanity Lighting
- Phone Jacks: One Outlet Per Plan
- Electric Box: At Exterior Walls, Infiltration Sealed
- Exhaust Fans: Vented To Exterior
- Wiring: Nonmetallic, 12 Gauge Minimum
- ARC Fault Breakers Included
- 100 CFM Exhaust Fan @ Bath 1
- Two Exterior Receptacles

APPLIANCES – STAINLESS STEEL

- Dishwasher
- Ventless Designer Range Hood
- Includes Dryer Vent Box
- Dryer Ducted by Purchaser
- All Other: OPTIONAL

CONSTRUCTION ZONE DESIGN

- 20# Roof Load
- 90 MPH Construction/115 Vult
- Engineering/Submittal Fees (Up to \$715)
- Pro-Set Included
- 2/10 Warranty
- NTA Labels

January 3, 2023

ALL HOMES ARE BUILT GREEN AND ENERGY STAR READY

NATIONWIDE HOMES RESERVES THE RIGHT TO SUBSTITUTE BRANDS OF EQUAL VALUE DUE TO MATERIAL AVAILABILITY. SPECIFICATIONS AND PRICING SUBJECT TO REVIEW PENDING THIRD PARTY AND/OR STATE REVIEW AND APPROVAL PROCESS.