



STANDARD SPECIFICATIONS

Homestead/Mainstreet

STRUCTURAL

- Exterior Walls: 2"x 6" Wall Studs, 16" o.c.
- Ceiling Height: 8'
- Interior Walls: 2"x 4" Wall Studs, 16" o.c.
- Double Top Plates on Interior and Exterior Walls
- Mating Walls: 2"x 3" or 2"x 4" (Per Plans)
- Floor Joist: 2x10 @ 16" o.c.
- Floor Decking: ¾" Tongue-and-Groove OSB
- Exterior 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"

EXTERIOR

- Siding: Double 5 Straight/Traditional Lap Vinyl Siding w/White Corners
- White Prefinished Fascia/Drip Edge; White Vinyl Soffit
- Roof Shingles: Architectural Over Synthetic Roof Underlayment
- Ridge Ventilation System
- Titan House Wrap
- Porches: 6" White Vinyl Post Wrap, Rails and Pickets (Per Plans)
- Windows: KINRO Single Hung Vinyl w/Screens, DP50, Low-E, 4/1 Grid Pattern
- 2" Window Blinds: OPTIONAL
- Exterior Window Treatment @ Front Elevation: 3" White Vinyl Trim
All Shutters: OPTIONAL with 3" White Vinyl Trim (Included)
- Front Door: 3 to Choose From (See Décor Selector Guide)
- Rear/Utility Door: ½ Glass 4-Lite S262
- Sidelights: OPTIONAL
- Kwikset Smart Key Knob with Deadbolt

PLUMBING

- Bath Fixtures: White
- Toilets: Elongated, Vitreous China
- Tubs and Showers: Fiberglass
- Glass Bypass Brushed Nickel Shower Door-48"/60" Showers (Per Plans)
- 4x6 or 4x8 Ceramic Shower @ Bath 1 (Per Plans): Includes Fiberglass Pan, Hand-Held Wand, Rainfall Shower Head and LED Light
- Pedestal Tub @ Bath 1 (Per Plans)
- Bath Faucets: Dual Handle Brushed Nickel Finish
- Bath Sink: 21" x 18" Rectangle
- Plumb for Ice Maker (Recessed Box 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 Faucet
- Whole House Shut Off Valve
- One Exterior Hose Bib

INSULATION & HEATING/COOLING

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

INTERIOR FINISH

- Walls: 1/2" Drywall Primed, Smooth Finish, Painted Gray
- Ceilings: 1/2" High Strength Drywall, Smooth Finish, Painted White
- Base Molding: 3 ¼" Speed/Finished Coat (Pine)
- Door & Window Casing: 2 ¼" Colonial/Primed & Finished (Pine)
- 4-1/4" Crown Mold T/O (Except Closets) (Pine)
- Stairs: Carpet Grade w/Pine Treads-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
- Resolve Vinyl Plank Flooring (LVP): Baths and Utility
- Resolve Vinyl Plank Flooring (LVP): Living Room, Dining Room, Kitchen, Hall and Foyer (Shipped Loose)
- Interior Doors: Two Panel Hardboard
- Lever Brushed Nickel Interior Locksets
- Cabinets: Forevermark Full-Overlay Shaker, 36" Wall with Crown, Soft-Close Doors & Drawers, Brushed Nickel Knobs & Matching Toe Kicks, Lazy Susan, Pot & Pan Drawer
- Countertops: Laminate with Crescent Edge T/O
- Backsplash: Kitchen—Ceramic (See Décor Selector Guide for Standards)
- Backsplash: Baths—4" Matching Laminate (Ceramic Optional)
- Vanity Mirrors: White Framed
- Shower Rods and Bath Accessories by Purchaser
- Closet Shelving: Ventilated Epoxy Coated - Shelving Layout per Plans, Shoe Cubby in BR1 Closet, Storage/Shelving over Washer/Dryer
- Bench/Cubby in Utility Room or Foyer – If shown on Plans

ELECTRICAL

- Main Electric Panel: 200 AMP
- Smoke Detectors: Per Plan
- Interior Lighting: BN Fixtures, Wired, Braced & Prepped for Ceiling Fan In Living Room & Bedrooms with 2 Switches (Overhead Light Included)
- 2 Pendant Lights over Island or Peninsula Bar (Per Plans)
- LED Recessed Lights: Kitchen, Living Room & Over Shower in Bath #1
- Wall Mounted Vanity Lighting
- Electrical Gage Boxes: Nailed to Stud T/O, Sealed on Exterior Walls
- Exhaust Fans: Vented To Exterior
- General Wiring: Nonmetallic, 12 Gauge General Lighting Minimum
- ARC Fault Breakers Included
- 100 CFM Exhaust Fan @ Bath 1
- Interior Receptacle w/Night Light @ Hallways Greater Than 6' Long
- Two Exterior Receptacles

APPLIANCES – STAINLESS STEEL

- Dishwasher
- Ventless Designer Canopy Range Hood (2 to Choose From)
- Includes Dryer Vent Box Recessed in Wall
- Dryer Ducted by Purchaser
- All Other Appliances: OPTIONAL

CONSTRUCTION ZONE DESIGN

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