

## STANDARD HOME SPECIFICATIONS

NOTE: Upgraded Options are Available for details or questions call 888-637-8181

- I. **BASEMENT, FOUNDATIONS**
  - A. Basement walls: 8'-0" height by 8" thick
- II. **GARAGE**
  - A. 2 Car Garage 24 X 24 (576 sq. ft)
  - B. Front & Rear Steel Insulated Service Doors & Steel Insulated Overhead Door
  - C. 2 Ranch Unit Garage Windows
  - D. Siding, Shingles, and Vented Soffit to Match House
- III. **STRUCTURAL**
  - A. Floor: 2x10 joists 16" o.c., 24/16 APA subfloor and 5/8" underlayment glued and nailed.
  - B. Exterior walls: 2x4 studs 16" o.c., 7/16" sheathing stapled and glued. Fiberglass and urethane insulation; creates an R-20 wall system. Optional 2x6 studs with the same construction systems creates an R-26 wall system.
  - C. Interior walls: 2x4 studs 16" o.c.
  - D. Roof: Engineered trusses for all snow loading zones, 24/16 APA sheathing. R-40 cellulose ceiling insulation.
- IV. **EXTERIOR DETAILS**
  - A. Siding: Double 4" lap vinyl siding standard applied over infiltration barrier. Upgrade vinyl styles and other types of siding are available as options.
  - B. Windows: Aluminum clad exterior, stained wood interior.
    - Double hung and slide-by windows. Kolbe & Kolbe Insulated argon filled with combination storm.
    - Casements and awnings: Kolbe & Kolbe Argon filled with interior screen.
  - C. Exterior doors: Insulated steel. Primed is standard. Optional finishes and styles available.
  - D. Roofs: 30 YEAR 245# self sealing fiberglass shingles with Ice & Water Barrier along eaves. Prefinished aluminum soffit, roof ridge vent. 4/12 Pitch is standard
- V. **INTERIOR DETAILS:** (Gypsum board, 1/2" walls and 5/8" ceilings)
  - Floor Coverings:
  - Doors & Trim: **Doors:** Embossed masonite are standard (Other door options are available).
    - **Trim:** Colonial Prefinished oak.
  - Cabinets: Kitchen and Bath: Oak cabinet fronts with roll-out bottom shelves and middle shelf is a half-shelf.
  - Counter Tops: Kitchen and bath: Triple cove plastic laminate.
- VI. **PLUMBING:** All fixtures, vent lines and supply lines installed above the floor line. White fixtures are standard. Color options available.
  - . Bathtub/Shower: Molded fiberglass with single handle pressure balanced faucet, showerhead, and shower rod.
  - A. Water Closet: 1.6 gallon water saver -China Lavatory with single handle faucet.
  - B. Kitchen Sink: Stainless steel with single handle faucet and spray.
- VII. **ELECTRICAL:** (Wired to National Electric Code).
  - . Entrance Cabinet: 200 Amp.
  - A. Circuit Protection: Breakers
  - B. Devices & fixtures: UL listed fixtures, receptacles, switches, smoke detectors and bath fan. Ground fault circuits for bath, kitchen, front and rear exterior receptacles. (Exterior receipts not included on raised ranch models).
- VIII. **HEATING:** Factory adaptation to various types of onsite installed heating systems.
- IX. **AIR TO AIR HEAT EXCHANGER:** Standard on all homes for energy efficiency and indoor ventilation control.