



Standard Specifications
Jan. 2007

Welcome
Homes

Modular Home Builders

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Floor Construction

Sub Floor: 23/32" OSB T&G, Alpha Glued & Mechanically fastened
First Floor Joist: 9.25" NASCOR I-Joist, 16" OC
2nd Floor Joist: 9.25" Open Joist 2000 Truss Plumbing Areas (2 Story)
2nd Floor Joist (Cape Cod): 2 x 10 SPF- 24" O.C. (Bottom Cord of Truss)
Rim Joist: Double 2x10 (#2 or better) SPF
Center Rim Joist: Double 9.25" LVL

Wall Construction

Exterior Walls: 2" x 6" SPF - 16" O.C. w/ Dbl Top Plate (Stud Grade)
7/16" OSB Sheathing
Interior Walls: 2" x 4" SPF - 16" O.C. w/ Single Top Plate (Stud Grade)
Plumbing Walls: 2" x 6" SPF- 16" O.C. w/ Single Top Plate (Stud Grade)
Marriage Walls: 2" x 4" SPF (FJ)- 16" O.C. w/ Dbl Top Plate
1/8" Luan Underlayment between Sheetrock & Studs
Backers: All window corners for future window covering installation
All Walls: 8' Wall Height

Roof and Ceiling

Shingles: GAF Timberline 30 year Architectural Style
Ridge Vent: Shingle Over Continuous, Low Profile
Roof Decking: 7/16" OSB w/ H-clips
Shingle Underlayment: Ply-dry Underlayment w/ Ice Guard
Overhangs: 12" Fixed (Wider widths may be available)
Ceiling Joist: 2 x 6 SPF- 24" O.C. w/ 2 x 10 Perimeter Band (2 Story)
Sub-facia: 2 x 6 SPF Continuous Rail
Facia and Drip Edge: Steel, w/ white finish, Owens Corning
Soffit: Vinyl Vented Soffit System

Roof Trusses

Ranch, Two Story: 5/12 Pre-Engineered Trusses @24" O.C. (40 # GSL)
7/12 Pre-Engineered Trusses @24" O.C. - OPTIONAL
9/12 Pre-Engineered Trusses @24" O.C. - OPTIONAL
(Attic Storage area available with 7/12 and 9/12 roof options)
Cape Cod: 12/12 Roof Pitch @24" O.C. (40 # GSL)

Insulation

Molsture Barrier: Prime Wrap house wrap
Exterior walls: Johns Manville® Formaldehyde free R- 19 fiberglass batts
Ceiling: R-40 blown cellulose (Ranch & Two Story)
R-30 Fiberglass Batts (Cape Cod)

Exteriors

Siding: Double 4", Dutch or Ship Lap Siding - HarbourCrest Premium Vinyl
Shutters: 15" wide vinyl raised panel front door side
(Optional Siding and Exterior Trim pkg, available)

Windows

Windows: Vinyl Double Hung Windows w/ Victorian Grids, Insulated Glass

Exterior Doors

Front Door: 36" Georgia Pacific 6- Panel Insulated Steel w/decorative glass
with single decorative glass side-light
Rear Door: 32" 6- panel Insulated Steel (20 min fire rated)
Hardware: Dexter Nickel Locksets w/ Deadbolt Locks - Front & Rear Doors

Interior Finish

Ceiling: 1/2" High Strength Reinforced Sheetrock w/ Stippled Finish
Walls: 1/2" Drywall w/ Smooth Finish - Latex Prime Painted Vapor Barrier
w/ Architectural Style Bull-nosed corners

Interior Doors & Trim

Interior Doors: 6- Panel Masonite™ Replicate Oak (32")
Interior Door Hardware: Nickel finish- w/ 3 morticed hinges
Privacy Locks: All Bathroom Doors
Interior Base Trim: 3 1/4" Stained Pine to match doors
Interior Door and Window Casings: 2 3/8" Stained Pine to match doors

Stair Components

Walls: 1/2 wall w/ Oak Cap and Trim
Handrails: Stained Fir with hardware as required
Stairs to Second Floor: Cape Cod and Two Story- LVL stringers and treads

Floor Coverings

Wet Areas: Congoleum™ Vinyl Sheet Goods- Kitchen, Baths, UR, Foyer
Living Areas: Shaw™ 25oz. Carpet w/ 5# rebound pad- BR's, LR, DR, H:

Cabinets

Kitchen: Merillat™ Spring Valley Oak Cabinets w/ Crown Moulding
Baths: Merillat™ Spring Valley Oak Cabinets w/ Crown Moulding

Sinks and Countertops

Kitchen: High Pressure Laminate w/ 4" Backsplash & Ceramic Tile Edge
8" Deep Double Bowl Stainless Steel Sink
Baths: High Pressure Laminate w/ 4" Backsplash & Ceramic Tile Edge
Vitreous China Single Bowl Lavatory Sinks

Faucets

Kitchen: Huntington Brass™ Single Lever Faucet w/ Spray
Baths: Huntington Brass™ Single Lever Faucet

Baths

Tubs and Showers: Frontline premium fiberglass, One piece design
Commodes: Briggs® vitreous china, elongated, 1.6 gpf, 2" Trapway
Vanity Cabinets: Premium 36" Height
Vent: Broan™ Fan/Light Combination
Mirrors: Beveled Glass mirror over each vanity

Plumbing

Supply Lines: Tuffpex water lines completed from a 1" inlet
DWV: PVC drain, waste, & vents(DWV) stubbed through floor
Hosebibs: Two exterior faucets
Washer plumbing: (where applicable)
Additional Rough-in plumbing: for future 2nd level bath (Cape Cod Only)
Shut-off valves: on all fixtures

Electrical

Service Panel: Square D™ 200 amp 40/40 circuit, dropped to basement
Ground Fault Interrupters (GFI): Kitchen, Baths, Exterior Recept
Arc Fault Breakers: All Bedrooms
Smoke Detectors: AC/DC as required by building code
Range: 110V recept for gas range

Lighting

Foyer: Pan Style Light Fixture
Bedroom Ceilings: Pan Style Light Fixture
Walk-in Closet: Pan Style Light Fixture
Dining Room: Hanging Fixture
Morning Room: Hanging Fixture
Can Lights: Kitchen (# per plan)
Over bath lavatory: Tulip Style Light fixture above Lav Mirror
Exterior: light fixture at each Exterior Door / Patio Door

HVAC

Supply: Floor registers with boots
Return Air: C/A returns on interior walls (per plan)
Return Air Chase: Cape Cod and Two Story
Thermostat: Prepped- Pull wire only

Appliances

Refrigerator: GE™ model GTS18DPRWW 18 Cu. Ft. w/ ice maker
Range: GE™ model JGBS04PPAWH Gas Range
Dishwasher: GE™ model GSD2200GWW Pctscrubber Dishwasher
Range hood: Broan™ Charcoal filtered ventless rangehood w/ light