



STANDARD SPECIFICATIONS

EXTERIOR AND GENERAL CONSTRUCTION

- **7/12 Roof Pitch** (Ranch & Two Story Homes)
- 1/2" OSB Roof Sheathing with 'H' Clips
- **Architectural Shingles** w/ Shingled Ridge Vent
- Ventilated Vinyl Soffit
- Ply Dry Shingle Underlayment
- Perimeter Ice & Snow Shield
- Gable End Overhangs
- **2 x 6 Exterior Walls @ 16" o.c.**
- 7/16" OSB Exterior Wall Sheathing
- Exterior House Wrap
- 2 x 10 Floor Joists @16" o.c. (Solid Block Bridging)
- Double Perimeter 2x10 Band Joist
- **Microlam Center Beam**
- 3/4" T&G OSB Floor Decking
- Double 4 or Double 5 Vinyl Siding
- **Double Hung Vinyl Tilt-in Windows** -Low E, Full Screens, with or w/out Internal Grids (choice of style) and Child Safety Latches
- Shutters or Window Linear Trim on Front of House
- 36" Insulated Fiberglass Front Door (Choice of Style)
- 32" Insulated Fiberglass Side/Rear Door (Choice of Style)

Insulation

- **R-21 Sidewall Insulation**
- **R-49 Ceiling Insulation** in Ranch and Two-Story's
- R-11 Insulation in Basement Stair Walls
- Foam Gaskets at All Exterior Receptacles and Switches
- Foam Sealed Windows and Doors
- Caulked Seams on Exterior Wall Sheathing

Interior Construction

- **2 x 4 Interior Walls @ 16" o.c.**
- 8 Foot Ceiling Height
- 5/8" Drywall Ceilings (Smooth Finish)
- 1/2" Drywall Sidewalls
- Primed White Ceilings and Walls
- **Wood** Case & Base Moldings (Colonial)
- **Wood** Window Sills
- 6-Panel or 2-Panel Interior Doors
- Privacy Locks on Bathroom & Bedroom Doors
- Stain Protected Carpet with Upgraded Rebond Pad
- Vinyl Flooring in Kitchen, Baths, Utility & Entryways



- Ventilated Shelves in Closets and over Washer/Dryer
- Ceiling Light or a Switched Receptacle in Bedrooms
- Bronze or Nickel Fixtures – Faucets, Lights & Door Sets

Kitchen

- Oak or Maple Cabinetry with Pulls (Multiple Styles & Finishes)
- Adjustable Wall Cabinet Shelving
- Cove Molding or Soffit above Wall Cabinets
- **Dovetail Drawers with Undertrack Hardware**
- **Soft Close & Full Extension Drawers**
- **Soft Close Cabinet Door Hinges on Base and Overhead Cabinets**
- Laminated Countertops with Backsplash
- 8” Deep Double Bowl Stainless Sink
- Gooseneck Faucet with Sprayer
- Power Vented Range Hood with Light or Built-In Microwave Hook-ups
- Built-In Dishwasher Hook-ups
- Ice Maker “T” for Refrigerator

Utilities

- 200 Amp Electric Service (Full Size Panel Box)
- 2 Exterior GFI Receptacles
- Washer/Dryer Hook-ups on Main Floor
- Pex Water Lines / PVC Waste Lines
- Water Shut-off Valves Throughout
- Smoke and Carbon Monoxide Detectors
- GFI Protected Receptacles in the Kitchen and Baths
- Arc Fault Receptacles Throughout
- Wired for Electric or Gas Range
- Exterior Lights at All Exits (Nickel or Bronze)
- **TV and Phone Jacks (4 Total)**
- Programmable Thermostat
- Door Chimes
- NEC Code

Cape Cod Features

- 12/12 Roof Pitch
- R-38 Insulation between First & Second Floor
- **2 Upper Gable End Windows**
- **Plumbing & Electric Stubbed** to Second Floor
- **Close Off Package** – Insulated Walls and Door at Top of Stairwell to Second Floor
- **Chalet Package** – Finished Vaulted Ceiling, Prow Roof, Trap Windows, Loft Railing or Separation Wall

Bathrooms



- Oak or Maple Cabinetry with Pulls (Multiple Styles & Finishes)
- Comfort Height Vanities in Master Bath
- Laminated Countertops with Backsplash
- Porcelain Vanity Sink Bowl
- Wood Trimmed Mirror or Medicine Cabinet
- Lighting over Vanity (choice of style)
- Power Vented Fan/Light Combination
- One Piece Fiberglass Tubs and Showers
- Single Lever or Dual Control Faucet at Vanity
- Single Lever Anti-Scald Faucets at Tubs and Showers
- Water Saver Toilet