

# Standard Specifications

## Custom Options Available – Lighting/Plumbing/Cabinetry/Fireplaces/Etc.

### Floor system:

- 2 x 8 and 2 x 10 floor system 16” on center as required by span with, double rim joist and ¾” tongue and groove decking, glued and fastened. Solid wood bridging at center spans and cement filled support columns.

1. No-wax vinyl flooring kitchens and bath and utility areas

- 37 1/2 oz carpet (36) colors) with rebound pad.

### Exterior:

- 2 x 6 wall studs 16” on center with 8’ ceiling height and &/16 wall sheathing glued and fastened.
- Double 4 Monogram vinyl siding in 10 colors and matching trim.
- Andersen/Harvey tilt –wash double hung wood/vinyl exterior windows with low-E, argon filled glass, primed pine interior, white finelight grids between the glass and full screens.
- 16” O.C. roof framing
- 6/12 roof pitch; 12/12 roof pitch on Capes. 30 year architectural roof shingles over 15# felt paper and ice and barrier at eaves. Full roof vent system, 12” nominal vent over hangs on front and rear on Colonials, Ranches and Raised Ranches.
- 6” nominal roof overhangs on Capes and Gambrels. 6’ gable and overhangs on Colonials, Ranches and Raised Ranches. Gable end overhangs are optional on Capes and Gambrels.
- Insulated fiberglass smooth doors with adjustable oak threshold.
- Vinyl sliding patio doors.
- R19 wall and R38 ceiling insulation with house wrap on all homes and special rubber membrane window flashing.

### Interior:

- 2 x 4 studs 16” O.C. interior wall framing with ½” gypsum board on walls and ceiling with a smooth finish primed and painted white.
- Painted 6 panel interior doors and colonial painted trim.
- Schlage brass finish passage and privacy lock set.
- Pre-finished ventilating closet shelving.

### Kitchen:

- Merillat “Classic” series cabinetry in Seneca Ridge Oak & Spring Valley Maple. Standard Formica counter top. Soffit over cabinets

- Range hood included vented to exterior, double bowl stainless steel sink with Single lever faucet and spray.

### Bathrooms:

- Merillat “Classic” series cabinetry in Seneca Ridge Oak & Spring Valley Maple. Formica vanity counter top with cultured marble drop-in basin.
- Fixture colors white or bone.
- Moisture resistant ½” gypsum board on walls.
- Single leaver faucets.
- One- piece smooth finish fiberglass tub/shower unit.
- Shore rod, towel bar, and paper holder.
- All shower valves incorporate ante- scald single lever valving.
- Elongate bowl water closet.

### Plumbing and Heating and Electrical:

- Hot water baseboard heat with oil or gas fired boiler with hot water coil system. Interconnected with Pex or copper supply lines. Thermostats, emergency shut off boiler switch.
- PVC drain. And waste and vent lines.
- 4” passive radon vent system stubbed for future
- 200 AMP main services Panel with circuit breakers
- Ground fault protected receptacles provided in kitchen, bath, 2 exterior location and as required by code.
- Hard wired smoke detectors with battery back up. Two telephone and Two cable jacks.
- Basement lighting. Leviton rocker switches and receptacles.
- Lighting fixtures provided at kitchen, dining bathroom, closet, hall, entry foyer and exterior doors location
- Arc fault protection for bedroom circuits.

