



STANDARD SPECIFICATIONS

Homestead/Mainstreet/Landmark

STRUCTURAL

- Exterior Walls: 2"x 4" Wall Studs, 16" o.c.
- Ceiling Height: 8'
- Interior Walls: 16" o.c.
- Double Top Plates on Interior Walls
- Mating Walls: 2"x 3" or 2"x 4" per plans
- Floor Joist: 2x10 @ 16" o.c.
- Subfloor System: ¾" Tongue-and-Groove OSB
- Exterior & Gable End 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" Folding
- Gable Extensions: 12" with Drip Edge

EXTERIOR

- Siding: Market Sq. Double 5 Straight/Traditional Lap Vinyl Siding with White Corner Posts
- White Metal Fascia/Drip Edge; White Vinyl Soffit
- Roof Shingles: Architectural Over Synthetic Roof Underlayment
- Ridge Ventilation System
- Barricade Plus House Wrap
- Porches: 6" White Vinyl Post Wrap, Rails and Pickets (Per Plans)
- Windows: KINRO Single Hung Vinyl with Screens, DP50, Low-E, 4/1 Grid Pattern; FIXED Window Over Tub 1/1 Grid
- Mini-Blinds: OPTIONAL
- Exterior Window Treatment @ Front Elevation: Salem Trim
All Shutters: OPTIONAL with Salem Trim (Included)
- Exterior Door: 867SDL Smooth, No Shelf, Low E, Craftsman Style Front Door; 684IMLE Rear Door; Others Per Plan. Sidelights: OPTIONAL
- Kwikset Smart Key Knob with Deadbolt

PLUMBING

- Bath Fixtures: White
- Toilets: Elongated, Vitreous China
- Tubs and Showers: Fiberglass (Per Plans)
- Glass Bypass Brushed Nickel Shower Door (Per Plans)
- 4x6 or 4x8 Ceramic Shower @ Bath 1 (Per Plans): Includes Fiberglass Pan, Hand-Held Wand, Rainfall Shower Head, 5' Transom Window and LED Light (Per Plans)
- Pedestal Tub @ Bath 1 (Per Plans)
- Bath Faucets: Dual Handle Brushed Nickel Finish; Moen: OPTIONAL
- Bath Sink: 21" x 18" Rectangle
- Plumb for Ice Maker (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 (BN) Faucet
- Whole House Shut Off Valve Located In Washer Box OR Shipped for Basement Plan
- One Exterior Hose Bib

INSULATION & HEATING/COOLING

- Floor Insulation: OPTIONAL
- Exterior Walls: R-15 Insulation
(OPTIONAL: R-19 Insulation with 2 x 6 Exterior Walls)
- Ceiling: R-38 Insulation (R-30 Between Knee Walls, Under Floor Decking of Capes and Triple Wide Models)
- Return Air Grille with Plenum & Pull Wire for Thermostat
- Floor Registers: OPTIONAL

INTERIOR FINISH

- Walls: ½" Drywall Primed Smooth Finish, Painted Gray
- Ceilings: 1/2" High Strength Ceiling Drywall, Taped, Smooth Finish, Painted White
- Base Molding: 3 ¼" Speed/Finished Coat (MDF)
- Door & Window Casing: 2 ¼" Colonial/Primed & Finished (Pine)
- 4-1/4" Pine Crown Mold T/O (Except Closets)
- Stairs: Carpet Grade--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
- Bath/Utility Flooring: Resolve Vinyl Plank
- Resolve Vinyl Plank Flooring At Living Room, Dining Room, Kitchen, Hall and Foyer (Shipped Loose)
- Interior Doors: Two Panel Hardboard
- Schlage Lever Interior Locksets
- Forevermark Hardwood Shaker 36" Wall Cabinets with Crown, SC Hinges at Doors & Drawers, Brushed Nickel Cabinet Knobs & Matching Toe Kicks
- Countertops: Laminate with Crescent Edge T/O
- Backsplash: Kitchen--1 Row 4"x16" Ceramic Backsplash; Baths--4" Matching Laminate
- Vanity Mirrors: White Framed
- Shower Rods and Bath Accessories by Purchaser
- Closet Shelving: Ventilated Epoxy Coated; All Bedroom WIC (Including Corners). 5 Stacked Shelves and 1 wall with Double Shelves in Bedroom 1 Closet, Linen Shelves in Bath 1 & 2, Kitchen Pantry w/Shelves (Per Plans)
- Bench/Cubby in Utility Room or Foyer (Per Plans)

ELECTRICAL

- Main Electric Panel: 200 AMP
- Smoke Detectors: Per Plan
- Interior Lighting: Progress BN Fixtures, Wire & Brace in Living Room & Bedrooms with 2 Switches (Overhead Lights Included)
- 2 Pendant Lights over Island Bar (Per Plans)
- LED Recessed Lights: Kitchen, Foyer, Living Room & Over Shower
- Wall Mounted Vanity Lighting
- Phone Jacks: One Outlet Per Plan
- Electric Box: At Exterior Walls, Infiltration Sealed
- Exhaust Fans: Vented To Exterior
- Wiring: Nonmetallic, 12 Gauge Minimum
- ARC Fault Breakers Included
- 100 CFM Exhaust Fan @ Bath 1
- Two Exterior Receptacles

APPLIANCES -- STAINLESS STEEL

- Dishwasher
- Ventless Designer Range Hood
- Includes Dryer Vent Box
- Dryer Ducted by Purchaser
- All Other: OPTIONAL

CONSTRUCTION ZONE DESIGN

- 20# Roof Load
- 90 MPH Construction/115 Vult
- Engineering/Submittal Fees (Up to \$715)

- Pro-Set Included
- 2/10 Warranty
- NTA Labels