



## Classic Series Standard Specifications

Effective 1-1-2018

### FLOORS

- 2x10 Floor Joists @ 16" o.c. with Dimensional Lumber Marriage Wall Rails and Solid Bridging
- 5/8" Tongue & Groove OSB Floor Decking, Glued and Nailed
- Shaw "Simply Stated" Carpets with 3/8" 5lb. Pad and Tack Strip in Living Areas, Bedrooms, Stairs, Hallways, also Dining Areas when Applicable
- Vinyl Flooring at all Kitchen, Baths, Utility and Foyer Areas

### EXTERIOR & MARRIAGE WALLS

- 2x6 SPF #2 Exterior Wall Studs at 24" o.c.
- R-21 Fiberglass Exterior Wall Insulation
- 7/16" OSB Sheathing on All Exterior Walls
- Partial Marriage Wall Sheathing
- 8' Sidewall Height
- Georgia Pacific Lifetime Warranted 4/4 Vinyl Siding with Matching Corners
- Building Wrap at All Exterior Walls

### ROOFS

- 7/12 Roof Pitch at 24" o.c. For All Ranch and 2-Story Models
- 12/12 Roof Pitch at 24" o.c For All Cape Models
  - See Price List for Special Roof Pitches applicable to certain models
- 9 1/2" Eave Overhangs on all Models
- 12" Gable Overhangs on all Ranch and 2-story Models
- Flush Gable Overhangs on all Cape Models
- R-38 Blown-in Roof Insulation in all Ranch and 2-Story Models
- R-38 Blown-in Roof Insulation in all Cape and Bonus Ranch Models behind knee-walls with R-30 HD Batt under 2<sup>nd</sup> Floor Decking
- Top Flips are Shingled on 9/12 and 12/12 Roof Configurations (when applicable)
- 30-year Architectural Shingles with No. 15 Underlayment Paper
- Ice and Water Shield at Eaves and Valleys
- Shingle Over Ridge Vent with Filter Core
- 7/16" OSB Roof Sheathing with "H" Clips

### EXTERIOR DOORS & WINDOWS

- Thermatru 6-Panel 3/0 Fiberglass Front Door with Rot Resistant Jamb Brushed Nickel Knob
- Thermatru 6-Panel 3/0 Fiberglass Rear Door with Rot Resistant Jamb and Deluxe Brushed Nickel Knob
- Silverline by Andersen All Vinyl Low E Double Hung Windows with GBG and Full Screens
- All 9/12 and 12/12 Roof Configurations include One 3046 Window for Each Gable End Panel
- All Triple-wide 7/12 Roof Configurations include Two 3046 Windows for Each Gable End Panel

*\*This specification list is only a guideline for what is included; please refer to your actual quote and floor-plan(s) for the actual specification and what is included in your order.*

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### INTERIOR WALLS & CEILINGS

- 2x4 Interior Wall Studs at 24" o.c.
- 8' Flat Ceilings Throughout with Smooth Finished Drywall
- Smooth Finished ½" Drywall, Glued and Screwed on All Walls
- All Walls and Ceilings Finished with 2 Coats of White Vapor Barrier Primer Paint

### INTERIOR DOORS & MOLDINGS

- 2-Panel White Smooth Finish Interior Doors with Brushed Nickel Knob Hardware and (3) Door Hinges
- White Door Jambs and Stops
- Painted White Pine Trim Package
  - 2-1/4" Window and Door Casing
  - 3" Base Molding
  - White Window Sills
- White Archway Trim Kits where Noted on Plan

### KITCHENS

- Merillat Classic Portrait Square- Kona Finish Cabinetry
- Soft Close Drawers and Doors
- Dovetail Drawer Boxes
- Tilt-Out Sink Trays at Sink Base Cabinet
- Adjustable Shelves in Base Cabinets
- Adjustable Shelves in Wall Cabinets
- No Cabinet Pull Hardware
- Drawer over Door Base Cabinet Design
- One 3-Drawer Drawer Bank Per Kitchen
- Merillat Crown Molding at Cabinets
- WilsonArt Crescent Edge Countertops with Full Subway Tile Backsplash
- Range Hoods Vented to Exterior (where applicable)
- Kohler Coralais Chrome Single Lever Faucet with Sprayer
- 8" Deep Double Bowl Stainless Steel Sink

### BATHS

- Merillat Classic Portrait Square- Kona Finish Vanity Base
- WilsonArt Crescent Edge Countertops with 6" Tile Backsplash
- Kohler Coralais 2 Handle Chrome Lavatory Faucets
- Beveled Edge Mirror with Nickel Finish Vanity Light (24" for Vanity cabinets 36" and less // 36" for Vanity cabinets larger than 36")
- 60" Fiberglass One-Piece Tub/Shower Units with Pressure Sensitive Heat Diverter and Kohler Coralais Faucet
- Elongated Commode
- Bath Fan/Light Combination Switched Separately in Each Bath

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### **ELECTRICAL SYSTEM**

- 200 Amp 40 Space Service Panel
- Brushed Nickel Ceiling Light Package including:
  - Bedroom Ceiling Lights
  - 5-lite Chandelier at Dining Room
- Recessed Light at Kitchen Sink
- USB charging port at Kitchen
- Brushed Nickel Exterior Light at Each Door
- AC/DC Smoke Detectors Per Code
- Toggle Switches and Duplex Receptacles
- Door Chime at Front Door
- GFI Receptacles Per Code
- 2 Outside GFI Receptacles (one at front and one at rear)
- Dryer Receptacle and Recessed Vent

### **HEATING SYSTEM**

- Boots / Registers Stubbed for Future Forced Air
- Return Air Registers provided only with Builder specified locations

### **PLUMBING SYSTEM**

- PEX Supply Lines Stubbed Through Floor
- PVC Schedule 40 Waste and Drain Lines Stubbed Through Floor
- Individual Shut-Off Valves Throughout
- Clothes Washer Plumbing

### **WARRANTIES**

- Ten (10) Year Major Structural Defect Protection (valid only if Homeowner is registered within 60 days of Retail Delivery)
- Two (2) Year Warranty on Portions of Heating and Electrical Systems
- One (1) Year Limited Product Warranty
- Individual Product Warranties provided by Product Manufacturers direct to Retail Consumer

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