



2018 CONSTRUCTION SPECIFICATIONS



FLOOR SYSTEM

- 2 x 10 or 2 x 12 floor framing – joists 16” on center
- Double perimeter rim joists w/ all splices fastened with metal gusset plates
- Center beam built into floor system (Must be supported per foundation detail)
- Solid bridging between floor joists
- 3/4” tongue and groove OSB floor decking glued and fastened with ring shank nails to floor joists

EXTERIOR WALL FRAMING

- 2 x 6 framing – 8’ high – studs 16” on center
- 7/16” OSB sheathing applied to stud walls
 - Note: Sheathing protrudes 6” below bottom plate, glued and fastened to the perimeter rim joist for added strength
- Double 4” wood grain vinyl siding (.044 thickness)
- Insulated window and door headers sized per code/per opening
- Blocking installed on each side of window and door headers to facilitate the installation of on-site window treatments.
- R-19 fiberglass insulation – Friction fit as well as fastened to top plate
- 4 mil poly vapor barrier to prevent unwanted air and moisture travel
- All protrusions through the vapor barrier are caulked to reduce air and moisture movement
- House wrap on exterior walls under siding including gables w/ seams taped per manufacturer instructions
- 1/2” drywall screw fastened to stud walls
- Primed spatter coat texture finish

INTERIOR WALL FRAMING

- 2 x 4 framing – 8’ high – studs 16” on center
- 1/2” drywall screw fastened to stud walls
- Primed spatter coat texture finish
- Mating walls are 2 x 3 framing – 8’ high – studs 16” on center with 7/16” OSB sheathing (2 x 4 mate walls required at some locations)
- Blocking installed for towel bars, mirror clips & tissue holders

ROOF / CEILING SYSTEM & FINISH

- Engineered roof trusses - 24” on center with a 7-1/2” energy heel & 5/12 pitch
- 16” overhangs
- 1/2” OSB roof sheathing w/ metal “H” clips
- 2 x 6 sub fascia board
- 4 mil poly vapor barrier to prevent unwanted air and moisture travel
- 5/8” drywall screwed to the truss framing
- Primed spatter coat texture finish
- Polystyrene proper vents installed between all truss bays allowing complete air movement throughout the attic area
- R-50 blown cellulose ceiling insulation (R-value may vary slightly on Chalet style homes)
- Fiberglass batt insulation at exterior wall for maximum R-value
- Metal “D” edge installed on the entire roof perimeter
- 6” wood grain aluminum fascia material
- Vented aluminum soffit material
- Two rows of ice and water shield applied to the eave areas
- Single layer of synthetic felt applied to all other roof surfaces
- CertainTeed® Landmark™ Streak Fighter shingles
- Continuous ridge vent at roof peak with matching shingle accessories

WINDOWS

- Weather Shield® Visions vinyl 3500 Series double hung windows with stained & sealed wood interior jambs
- Dual pane Low-E insulated glass w/argon gas & screen
- Windows caulked in opening per manufacturer’s instruction to prevent water and air penetration
- Window sill flashing boot system to prevent unwanted moisture travel
- Self adhesive waterproof flashing system applied over nailing fin area
- Perimeter of all windows & doors insulated between jamb and rough frame opening w/ spray foam insulation

EXTERIOR DOORS

- Waudena® 22-gauge steel exterior entry door with a 1-3/4" slab installed in a weather stripped Dura-Frame jamb
- Adjustable ball bearing hinges and threshold to allow fine tuning for maximum weather protection
- 3/0 Front entry door & 2/8 Rear entry door (where applicable)
- Perimeter frame and jamb of entry doors are primed brick mold material
- Exterior and interior of door slab primed finish
- Weiser® Hancock door hardware w/ satin nickel finish

INTERIOR DOORS AND TRIM

- Pre-finished oak colonial casing and base
 - Casing - 7/16" x 2-1/4"
 - Base - 3/8" x 2-3/4"
- All swinging doors are pre-finished hollow core flush oak w/ 3 brushed nickel hinges
- All bi-fold doors are pre-finished hollow core flush oak w/ satin nickel knob
- Weiser® Hancock door hardware w/ satin nickel finish
 - Privacy locks – all bedrooms and all bathrooms
 - Passage locks - all other doors
- Vinyl wrapped wire shelving
 - Bedroom and entrance closets have integrated closet rod
 - Linen and pantry closets include (4) adjustable shelves

CABINETS AND COUNTERTOPS

- Medallion® Silverline Liberty oak cabinets
- Square design w/ recessed panel doors & solid drawer fronts
- All exposed ends are wood
- Concealed soft-close hinges on all cabinet doors
- Hardwood drawer construction w/dovetail joints
- Smartmotion FX soft-close, full extension drawer guides
- Square corner base cabinets where applicable
- Diagonal corner wall cabinet where applicable
- Laminate tri-cove countertops with 3" back-splash
- Broan® range hood (vented to the exterior)

PLUMBING

- 7" deep stainless steel kitchen sink with basket strainers
- Delta® single lever chrome kitchen faucet with sprayer attachment
- Vitreous china self-rimming lavatory sink
- Delta® single lever chrome vanity faucet with pop-up drain mechanism
- Mansfield® vitreous china water closet – 1.6 gallon water saver
- 1/4" Polished edge mirrors above vanity sink
- Aker one-piece gel-coated fiberglass tubs/showers (per plan)

- Delta® single lever chrome tub/shower faucet with temperature pressure balancing
- Delta Chrome towel bar and tissue holder in each bath area w/ solid blocking
- Recessed washer box w/ shut-off valves and hammer arrestors (if applicable)
- PEX water supply piping system
- PVC drain and vent lines

LIGHTING

- Broan® fan/light combo at each bathroom and laundry location
- Seagull® Windgate Series interior and exterior lighting package per plan
- Recess LED downlights above kitchen sink and at foyer area

ELECTRICAL & COMMUNICATION WIRING

- Square D® QO Series 200 Amp – 42 space electrical panel
- NM-B Romex® (or equal) copper wiring
- GFI receptacles installed at all exterior doors w/ in use cover
- GFI receptacles installed in bathrooms and kitchens
- Arc Fault breakers per code
- White switches & receptacles
- All electrical boxes fastened to wall framing
- Receptacles are tamper-proof style per code
- Hard wired smoke and/or carbon monoxide detectors with battery backup
- Telephone jack installed in kitchen area

HVAC REQUIREMENTS

- Adjustable heat registers installed w/ boots
- Return air grills installed

CODE COMPLIANT

- Built to all applicable National, State & Local Codes
- Fully engineered plans and stamped calculations
- State approved plan package
- Quality control checked at 11 stages in construction
- On site third party inspection
- Built to the Focus on Energy requirements

