

FRAMING

- Floor Joists are 2x10, 16" on Center with Solid Block Bridging
- Floor Perimeters are Double 2x10's
- Floor Mating Bands are Double 2x10's with 2 Laminate Layers at Mating Wall
- Exterior Walls are 2x6 Framed at 24" Centers with Double 2x6 Top Plates (16" on Center Framing Option Available)
- Interior Partitions are 2x4 Framed at 24" Centers (16" on Center Framing Option Available)
- Mating Walls (at each Module) are 2x3 Framed at 16" Centers
- Typical Roof Pitch is 5/12 at 24" Centers for Ranch and 2 Story Homes All Cape Style Homes Feature a 12/12 16" O.C. Roof Pitch

DECKING & SHEATHINGS

- Floors are Decked with 3/4" T&G OSB Sheathing (Glued and Nailed)
- Exterior Walls are Sheathed with 7/16" OSB Sheathing
- Roof is Sheathed with 5/8" OSB Sheathing except on 16 o.c. Roofs
- Each Mating Wall is Fully Sheathed with Insulative Sheathing

INSULATION

- Green Guard Rain Drop Building Wrap on all Exterior Walls
- Exterior Walls are Insulated with R-19, Kraft Faced Fiberglass Batts
- Roof Insulation is R-30 Fiberglass Batts
- Windows are White Vinyl, Single-Hung or Casement Style depending on Elevation of Home with Low-E Insulated Glass and Include Screens (Other Low-E or High Performance Window Options Available)
- Patio Doors are 6'-0" Vinyl with Low-E Insulated Glass and Include Screens (Note:) Some Elevations may have 8'0" Standard Patio Doors
- Roof Eaves Include Fully Vented Vinyl Soffits
- Vinyl Trapezoid Windows Include Low-E Glass
- Gable Overhangs and Shingle over Ridge Vent are Standard, some Plans Feature Prow Overhang, Refer to Plan Description
- Front Door is an Insulated Six-Panel Fiberglass Embossed Colonial (When applicable Rear Door is an Insulated Fiberglass Colonial 9-lite style). All Entry Doors Include Vinyl Brickmold and Jamb. All Swing Type Doors Include Keyed Alike Locksets from "Schlage"

EXTERIOR

- Siding is CertainTeed "Main Street" Vinyl in a 4/4 Standard Lap Profile
- Roof Shingles are 30 Year Architectural Installed Over #15 Felt Paper, "Breakwater" Plan to have Partially Installed Rubber Roof
- Fascias are Finished Aluminum
- An Exterior Light Fixture is Included at Each Exterior Door
- 54" Row of Ice and Water Shield Along Front/Rear Eaves

INTERIOR

- Tarket (NAFCO) Vinyl Tile Flooring is Included in Kitchen and Bath Areas
- FHA Approved, Stain Resistant, Plush Carpet and Padding is Installed Throughout Balance of Home
- Interior Doors are 6 Panel Masonite White Colonial with Matching White Colonial Trim
- Brushed Chrome Locksets are Installed at all Swing Doors, Privacy Locksets are Standard at Bathroom and Bedroom Doors.
- Interior Walls are 1/2" Drywall, Smooth Finished and Prime Painted White
- Ceiling Heights are 96"
- All Stairs (unless noted) Feature Angled Half Walls with Wall Mounted Rails
- Stair, Loft and Balcony Railings are Contemporary Oak (Where Shown)
- All Interior Ceilings are 5/8" Drywall, Smooth Finished and Prime Painted.

KITCHENS & BATHS

- Kitchen Features Include:
 - Merillat "Sundale Maple Natural" Essentials Cabinetry with Matching Toe Kick (Note: The Breakwater Standard Cabinet is the Merillat "Fusion Natural Maple" Cabinetry with Matching Toe Kick)
 - Cabinet Hardware (Classic Series) on all Doors and Drawers
 - 36" Refrigerator Overhead Cabinet (Plan Permitting)
 - Drawer Base Cabinet
 - Double Bowl Stainless Steel Sink
 - Moen Single-Lever Faucet
 - Recessed Light over Kitchen Sink
 - Electric Range Receptacle (110 Volt)
 - Lighted Range Hood with 2-Speed Fan (White or Bisque)
 - Square Edged Laminate Countertops with Integral Backsplash
 - Snack Bar or Island Lighting (Where Shown)
 - Crown Mouldings Installed over Cabinets
- Bath Features Include:
 - Merillat "Sundale Maple Natural" Essentials Vanity Cabinetry with Matching Toe Kick (Note: The Breakwater Standard Cabinet is the Merillat "Fusion Natural Maple" Cabinetry with Matching Toe Kick)
 - Recessed Oval Mirrored Medicine Chest(s) with Matching Sconce Light
 - Mirror and Sconce Light in 1/2 Baths
 - One Piece Fiberglass Tub/Shower Unit(s)
 - Cultured Marble Vanity Tops (White and Linen)
 - Ceiling Fan/Light with Individual Switches
 - Moen Single Lever Faucet(s)
 - Anti-Scald Shower Mixing Valve(s)
 - Elongated "Watersaver" China Toilets (1.6 Gallon Flush)
 - Moen "Mason" Chrome Bath Accessory Package
 - White or Linen Fixture Color Choice (Other Optional Fixture Colors Available)

ELECTRICAL

- GFI Protection is Provided at Kitchen and Baths per Code
- AC/DC Smoke Detectors are Provided per Code
- An Additional AC/DC Smoke Detector is Provided for Basement Installation
- Panel Box is 40 Breaker, 200 AMP
 - ARC Fault Breakers are Standard for all Bedroom Circuits
- Two Exterior Weatherproof Receptacles on GFI Circuit are Included
- Walk-In Closets Include a Surface Mounted Light
- TV Jack in Living Room and Master Bedroom
- Phone Jack in Kitchen and Master Bedroom

PLUMBING

- Fresh Water Lines are Pex
- All Two-Story Homes Include 2nd Floor Plumbing Run to Central Drop Area
- Factory Installed Shut-Off Valves are Included Below each Sink and at each Toilet Supply
- Drain, Waste and Vent Piping is PVC Schedule 40

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