

# 2009 VISTA SERIES SPECIFICATIONS

## 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 Jambs. 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

- Shaw Tarkett 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 Clear Coated 1" x 4" Pine Trim (Note: The Breakwater standard trim is white flush case and base with eased edge)
- Brushed chrome Locksets are installed at all swing doors, Privacy locksets are standard at bathroom and bedroom doors.
- Interior Walls and Ceilings 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
- All Homes feature a 36" Fireplace with a Drywall Surround (Choice of Wood or Gas Fireplace) Optional Surround Treatments are Available

## INTERIOR CONTINUED

- 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 "SpringValley Hickory Natural" Cabinetry with Matching Toe Kick (Note: The Breakwater standard cabinet is the Merillat "Fusion NaturalMaple" cabinetry with matching toe kick)
  - 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 "SpringValley Hickory Natural" Tall Vanities with Matching Toe Kick (Note: The Breakwater standard cabinet is the Merillat "Fusion NaturalMaple" 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)
  - "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

- Homes Include Baseboard Electric Heat with Individual Wall Mounted Thermostats (Other Optional Heating Available)
- 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
- A 50 Gallon "Energy Saver" Electric Water Heater is Included with each Home (Other Optional Water Heaters Available)

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