

Heritage Specifications

FLOORS

- 2x8 floor joist 16 oc (23'-8" wide)
- 2x10 floor joist 16 oc (26'-0" wide and 27'-6" wide)
- Front and rear perimeters are double 2 x 10 framing.
- The floor framing of each module includes double 2 x 10's at the mating wall. (Note: 2x8 framing will replace 2x10's when the home is 23'-8")
- Floor decking is 3/4" tongue and groove O.S.B. (glued & nailed).

WALLS

- Air infiltration "Green Guard Rain Drop" building wrap on all exterior walls
- Exterior wall studs are 2 x 6, 24" on center with R-19 insulation and double 2 x 6 top plates.
- All receptacles and switches in exterior walls are foam sealed to prevent air infiltration
- All interior partitions (except mating walls) are 2 x 4 studs, 24" on center.
- Mating wall construction is double 2 x 3, 16" on center with double 2 x 3 top plates.
- Exterior wall sheathing is 7/16" O.S.B.
- Mating walls are fully sheathed with insulative structural sheathing.
- All interior walls are 1/2" drywall, smooth finished and prime painted.
- All interior ceilings are 5/8" drywall, smooth finished and prime painted.

ROOF & CEILINGS

- Ceiling insulation is R38 (12").
 - Ceiling height is 96" and smooth finished throughout.
 - Roof pitch is 5/12, 24" on center trusses.
Note: Cape Cod roof pitch is 12/12, 24" on center trusses.
 - Roof sheathing is 5/8" O.S.B. unless optioned to 16" O.C. then roof sheathing is 7/16" O.S.B.
 - Roof shingles are 25 year and are installed over 15# felt paper.
 - Ice and water shield (54" wide)
 - Fascia and drip edge are white.
 - All eaves feature white vinyl vented soffits.
 - Gable end overhangs and shingle over ridge vent are standard.
 - Fascia boards are 2 x 6.
- Note: (Some geographic areas require 16" O.C. roof framing due to snow load requirements)

KITCHENS

- Standard kitchen features include...
 - Merillat®:Milbridge Oak" cider cabinetry with matching toe kick
 - Double bowl stainless steel sink.
 - Moen® single lever faucet with spray.
 - Square edge countertops with integral backsplash
 - A lighted white range hood with a 2-speed vent fan
 - Range receptacle is (110 Volt).
 - 33" Refrigerator Space.

BATHS

- Standard bath features include...
 - Plate glass mirror and light bar over vanity cabinets
 - One piece white fiberglass tub/shower unit(s).
 - White Cultured Marble Vanity Top with integral sink.
 - White China toilet (1.5 Gallon)
 - Merillat® "White Mountain Mist" vanity cabinetry with matching toe kick.
 - Moen® "Mason" chrome bath accessory package.
 - White fixture colors in all baths
 - Moen® single lever lav faucet and anti-scald shower mixing valve.
 - Ceiling mount vent and light combination with individual switches.

INTERIOR

- Kitchen, Dining Area, Dining Rooms and Bath(s) feature Congoleum, no-wax vinyl floor covering. (One color choice)
- F.H.A. approved, stain-resistant, plush carpet and padding is installed throughout the balance of the home. (One color choice)
- Closets are fully trimmed.
- Closet shelves are ventilated wire style.
 - One shelf in each guest and wardrobe closet
 - Four shelves in linen and pantry closets.
- Brushed chrome locksets at all swing door.
- Privacy locksets are standard on bedrooms and bath doors.
- Interior doors are white painted, 6-panel smooth finish colonial style with 3 hinges & white trim.
- Door, window and base molding are 2 1/4" profile, white painted colonial style.
- Electric front door chime is included.

EXTERIOR

- Light fixtures at entry doors.
- Standard windows are vinyl single hung. Low-E glass (with tilt-clean feature and screens).
- Front and rear doors are insulated six-panel embossed colonial doors. The rear door is a 2-8" door. Both doors include solid vinyl jambs and brick mold. Both doors also have keyed alike locksets.
- Standard vinyl siding is Certain Teed® "Mainstreet", 4/4 profile.

ELECTRICAL

- Electric heat with individual thermostats in each room.
- GFI Protection is provided in kitchen and baths as required by code.
- A 40 Breaker, 200 AMP panel box is standard in each home.
- AC/DC Smoke detectors are installed in all bedrooms.
- An additional smoke detector is provided for basement installation.
- (2) Exterior weatherproof receptacles on G.F.I. circuit are included.

PLUMBING

- All fresh water supply lines are PEX. Factory installed shut-off valves are included below each sink and toilet supply.
- Drain, waste and vent piping is PVC Schedule 40.
- A 40 gallon energy saver water heater is included with each home (optional sizes are available)

SPECIAL FEATURES

- Floor plans indicating washer/dryer areas include the washer plumb box and dryer receptacle (220V). A shelf is included above the appliance area.
- Garden Tubs include an integral fiberglass surround with shower unless an additional shower stall is installed within the same bath.
- Cape Cod and Two-Story homes include carpet grade stairs and wall mounted handrail from 1st floor to 2nd floor:
 - Panelized 2 x 6 gable end walls with windows (refer to floor plan).
 - Combination R-38 (12") and R-19 (6") insulation for 2nd floor area.
 - 3/4" T&G O.S.B. floor decking for 2nd floor (shipped loose).
 - Fresh water and drain lines stubbed to 2nd floor area.
 - An electrical conduit stubbed from basement area to the 2nd floor area.

Specifications may be subject to change without prior notification. The Builder is an independent business person, not an agent of Simplex Industries, Simplex Industries Inc. accepts no responsibility or liability, under any circumstances, for any act or omission by the Builder or for materials used by the Builder.

- ◆ Modifications are only allowed in the designated areas noted on the floor plan. A modification fee will be charged for any change in place of the standard.
- ◆ Footage can only be added where noted and maximum length of added footage is 4'. Note: Windows may need to be added when increasing room sizes.
- ◆ Vinyl windows and smooth standard style doors (refer to the Simplex Exterior Door Literature) are the only allowed windows and doors for the Heritage Collection.
- ◆ No windows can be deleted. However, you can add windows, change to larger windows or put doors in place of windows.
- ◆ Roof pitches can be changed (9/12 maximum on Ranch and 2-Story homes) but no floor plan changes will be made to accommodate the roof pitch.
- ◆ Dormers can be added on Ranches, Capes or 2-Story homes. Optional exterior Bumpouts are not allowed.
- ◆ Optional tubs/Shower units may be used as long as they fit within the area designated as bath area.
- ◆ Fireplaces can be added to exterior walls or within rooms but must not require moving any interior walls or openings.
- ◆ Cabinet offerings from the Merillat Essentials product line are the only allowed cabinets for the Heritage Collection.
- ◆ Lighting over Kitchen cabinets or Island areas may require optional soffits
- ◆ No ceramic tile will be allowed.

Note: Simplex reserves the right to refuse any orders based on any option purchased or floor plan changes made.



"Building Homes With You In Mind."