Beach and Shore Specifications

FLOORS
- Framing is 2 x 10, 16’ on center with solid block bridging. Modules exceeding 14’6” will have 12’ O.C. joist spacing.
- Front and rear perimeters are double 2 x 10 framing.
- The floor framing of each module includes double 2 x 10’s with 2 laminate layers at the mating area.
- Floor decking is 3/4” tongue and groove OSB.
- The floor framing of each module includes double 2 x 10’s with 2 laminate layers at the mating area.
- Floor decking is 3/4” tongue and groove OSB.

WALLS
- All interior ceilings are 5/8” drywall, smooth finished and prime painted.
- All interior walls are 1/2” drywall, smooth finished and prime painted.
- Matching walls are fully sheathed with insulative sheathing.
- Exterior wall sheathing is 7/16” OSB.
- Matching wall construction is double 16” on center.
- Exterior wall sheathing is 7/16” OSB.
- Matching wall construction is double 16” on center.

ROOF & CEILINGS
- Ceiling heights are full 96”. Ceilings are smooth finish throughout.
- Ceiling insulation is R-38 (12”).
- Roof sheathing is 5/8” OSB, (7/16” OSB on 16” OC trusses)
- Roof shingles are CertainTeed Lifetime Architectural and installed over #15 felt paper.
- Ice and water shield (54” wide).
- Fascia and drip edge are white aluminum.
- All eaves feature white vented soffits.
- Standard Roof pitch is 6/12, truss framed at 24” on center.
Note: The Bayshore is standard with a 7/12 roof pitch.
- Cape Cod roof pitch is 12/12, truss framed at 16” on center.
- Gable end overhangs and shingle over ridge vent are standard.
- Fascia boards are 2 x 6.
- Plans with flatroofs have EPDM rubber roofing included.
(May require site completion by others)

KITCHENS
- Standard kitchen features include...
- Flat panel maple cabinets with matching toe kick.
- Cabinet hardware (classic series) on all doors and drawers.
- 36” Refrigerator overhead cabinet (Plan permitting)
- A drawer base cabinet
- (1) 5” Recessed Light over kitchen sink
- (4) 5” Recessed Lights
- Extra Deep, Double-bowl stainless steel sink
- Moen® “CFG Capstone High Arc” faucet with spray
- Square-edge countertops with integral backsplash
- A lighted range hood with a 2-speed vent fan
- 110 Volt Electric receptacle at range area
- Most kitchens include a base lazy susan and corner wall cabinet
(refer to floor plans)

BATHS
- Standard bath features include...
- Framed mirror and sconce light in all baths
- One-piece fiberglass tub/shower unit(s)
- Cultured marble vanity tops (White and Linen)
- White painted flat panel vanity cabinets with toe kick
- Ceiling mount vent and light combination with individual switches
- White or linen fixture color choices
- Moen®, single lever lav faucet(s) and antiscale shower mixing valve(s)
- 1.6 gal., china elongated toilet(s)
- Moen® “Mason” Chrome Bath Accessories

INTERIOR
- Kitchen, Dining Area, Living Room and Hall feature Mannington Adura Plank flooring.
- All baths feature tarket (NAFCO) vinyl floor tiles.
- FHA Approved, stain-resistant, plush carpet and padding is installed throughout the balance of the home.
- 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 (L or P)
  - One shelf in broom closets (BC)
- Brushed Chrome Locksets are installed at all swing doors. Privacy locksets are standard at bathroom and bedroom doors.
- Each home includes an interior lighting package which features a dining room chandelier.
- Interior doors are white painted, single panel smooth finish with 3 hinges and white trim.
- All modern style homes feature painted white flush sanitary moldings. Door, window and base moldings are full profile, colonial style.
- Front door chime is included where applicable.

EXTERIOR
- Matching light fixtures at entry doors.
- Windows are vinyl, single hung. Low-E glass (with tilt-clean feature and screens).
- The exterior doors are insulated full glass smooth panel doors. Exterior doors include solid vinyl jambs & brick mold and are keyed alike locksets.
- Sliding patio doors are 6’-0” minimum and feature insulated glass.
- Vinyl siding is CertainTeed (Main Street), 4/4 profile.

ELECTRICAL
- GFI Protection is provided in kitchens and baths as required by code.
- AC/DC Smoke detectors are installed as required by code.
- A 40 breaker, 200 AMP panel box is installed in each home with decorative panel cover.
- Two exterior weatherproof receptacles on GFI circuit are included.
- TV jack in living room and master bedroom.
- Telephone jack in kitchen and master bedroom.

PLUMBING
- All fresh water supply lines are plumbed with Pex Fresh Water supply lines.
- Factory installed shut-off valves are included below each sink and toilet supply.
- Drain, waste and vent piping is PVC, schedule 40.
- Shower mixing valves are Anti-scald.
- Consult brochure(s) for other standard features and/or options.

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. Simplex Industries Inc.’s standard brochure products will typically meet prescriptive requirements of the International building Code in regions where wind zone requirements are not in excess of 90 MPH and ground snow load requirements are not in excess of 65 pounds per square foot. In the event that the wind zone requirements exceed 90 MPH or the ground snow load requirements exceeds 65 PSF additional engineering will be required at a fee to be determined. The engineering work and its results may add additional costs due to strapping, fastening or framing changes required to meet the more stringent requirements of the zone you are building in.