

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.

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.
- All receptacles and switches in exterior walls are foam sealed to prevent air infiltration
- Interior partitions (except mating wall) are 2 x 4 studs, 16" on center.
- Mating wall construction is double 16" on center.
- Exterior wall sheathing is 7/16" OSB.
- Mating walls are fully sheathed with insulative 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 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 antiscald 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 P.V.C. schedule 40.
- Shower mixing valves are Anti-scald.
- Consult brochure(s) for other standard features and/or options.

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