Beach and Shore Specifications

Floors
• Floor joists are 2x10, 16" on center with solid block bridging (Modules exceeding 14 6/8" will have 12" O.C. joist spacing)
• Front and rear perimeters are Double 2x10's
• The floor framing of each module includes double 2x10's with 2 laminate layers at the mating area
• Floor decking is ¾" tongue and groove OSB

Walls
• Air infiltration “Green Guard Rain Drop” building wrap on all exterior walls
• Exterior walls studs are 2x6,24" on center with R-21 insulation
• All receptacles & switches in exterior walls are foam sealed to prevent air infiltration
• Interior partitions (except mating wall) are 2x4 studs, 16" OC
• Mating wall construction is double 2x3, 16" OC
• Exterior wall sheathing is 7/16" OSB
• Mating walls are fully sheathed with insulative sheathing
• All interior walls are ½" drywall, smooth finished & prime painted

Roof & Ceilings
• Ceiling heights are full 96”
• Ceiling insulation is R-38 (12")
• All interior ceilings are 5/8” drywall, smooth finished & prime painted
• Roof sheathing is 5/8” OSB (7/16” OSB on 16” OC trusses)
• Roof shingles are CertainTeed Limited Lifetime Architectural & installed over #15 felt paper
• Ice & water shield (54” wide)
• Fascia & drip edge are white aluminum
• All eaves feature white vented soffits
• Standard roof pitch is 6/12, truss framed at 24” OC
• Cape Cod roof pitch is 12/12, truss framed at 16” OC
• Gable overhangs & shingle over ridge vent are standard on pitched roofs
• Fascia boards are 2x6
• Plans with flat roofs have EPDM rubber roofing included

(May require site completion by others)

Kitchens
• Standard kitchen features include...
  • Echelon Cabinetry: Featuring Trevino slab full overlay maple shaker doors with choice of toffee, espresso, bordeaux or linen colors and matching toe kick
  • Cabinet hardware (classic series) on all doors & drawers
  • 36” Refrigerator overhead cabinet (Plan permitting)
  • A drawer base cabinet (plan permitting)
  • 5” Recessed light over kitchen sink
  • Choice of (4) 5” Recessed lights OR (1) Decorative surface ceiling light
  • Extra deep, double-bowl stainless steel sink
  • Moen "CFG Capstone High Arc" dual lever faucet with spray
  • Square-edge countertops with integral backsplash
  • A lighted range hood with a 2-speed fan
  • 110 Volt electric receptacle at range area
  • Most kitchens include a base lazy susan & corner wall cabinet (refer to floor plans)

Baths
• Standard bath features include...
  • White framed mirror with sconce over all vanities
  • One-piece fiberglass tub/shower unit(s)
  • Cultured marble vanity tops (white & linen)

Bath (cont’d)
• Echelon Cabinetry: Featuring Trevino slab full overlay maple shaker doors with choice of toffee, espresso, bordeaux or linen colors and matching toe kick
• Ceiling mount vent & light combination with individual switches
• White or Linen fixture color choices
• Moen , single lever lav faucet(s) & antisicald shower mixing valve(s)
• 1.6 Gal., china elongated toilet(s)
• Moen "Mason" chrome bath accessories

Interior
• Kitchen, dining area, living room and hall floor coverings are site installed
• All baths feature tarkett (NAFCO) vinyl floor tiles
• FHA approved, stain-resistant, plush carpet and padding is installed throughout the balance of home
• Closets are fully trimmed
• Closet shelves are ventilated wire style:
  • One shelf in each guest & wardrobe closet
• Four shelves in linen & pantry closets (LoP)
  • One shelf in broom closets (BC)
• Brushed chrome locksets are installed at all swing doors. Privacy locksets are standard at bathroom & bedroom doors
• Each home includes an interior lighting package featuring a dining room chandelier
• Interior doors are white painted, single panel, smooth finish with 3 hinges
• Door, window & base moldings are full profile colonial, painted white wood except modern homes which have white flush sanitary moldings
• All stairs, 1st to 2nd, (unless noted) feature half walls w/wall mounted rails
• Electric front door chime is included

Exterior
• Matching light fixtures at entry doors
• Windows are single-hung vinyl with tilt-clean feature, screens, low-E glass, argon gas filled, and DP50 minimum
• Exterior door(s) are insulated full glass smooth panel doors. Exterior door(s) are keyed alike and include solid vinyl jambs & brick mold
• Sliding patio doors are 6'-0" minimum with screens, low-e glass, argon gas filled, and DP50 minimum
• Vinyl siding is CertainTeed (Main Street), 4/4profile

Electrical
• GFI protection is provided in kitchens & baths as required by code
• ARC fault protection is provided as required by code
• AC/DC smoke detectors are installed as required by code
• A 40 breaker, 200 AMP panel box is standard with each home
• Two exterior weatherproof receptacles on GFI circuit are included
• An additional smoke detector is included for basement installation
• Combination electrical outlet/TV jack in living room & master bedroom
• Combination electrical outlet/USB charger port in kitchen

Plumbing
• All fresh water supply lines are plumbed with Pex Fresh Water Supply Lines
• Factory installed shut-off valves are included below sink & toilet supply
• Drain, waste & vent piping is PVC scheduled 40
• Consult brochure(s) for other standard features and/or options

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Please Note: Due to architectural integrity some plan specifications may deviate from above, Please refer to description listed in brochure.

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