

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 Tarket (NAFCO) vinyl floor tiles (1 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

- 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.

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.

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Heritage Guidelines

- ◆ Modifications are allowed to the floor plan within the perimeter of the plan. No room add-ons or custom plans are allowed.
- ◆ Footage can be added and maximum length of added footage is 6'. Note: Windows may need to be added when increasing room sizes.
- ◆ Vinyl windows and "Plast Pro" exterior style doors (refer to Simplex Exterior Door Literature) are the only allowed windows and doors for the Heritage Collection.
- ◆ Roof pitches can be changed (9/12 maximum on Ranch and 2-Story homes)
- ◆ Dormers can be added on Ranches, Capes or 2-Story homes. Optional exterior Bump outs are allowed but additional modules can not be added to the existing floor plans.
- ◆ Optional Tub/Shower units may be used.
- ◆ Fireplaces can be added to exterior walls or within rooms.
- ◆ Cabinet offerings from the "Merillat Essentials" and "Merillat Classic" product line are the only allowed cabinets for the Heritage Collection.
- ◆ Lighting over Kitchen cabinets or Island areas may require optional soffits.

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

