

WIND ZONE AND FLOOR SYSTEMS:

1. 2x10 floor joists on 16" centers standard, engineered joists may be used IPO standard 2x10 in some designs.
2. Joist hangers on male wall floor joists.
3. 3/4" Tongue and Groove Floor Decking, 1st & 2nd floors. (Plywood optional)
4. 25 oz Carpeting w/ tack strip installation in living areas, hallways & bedrooms, Glue down Natco Vinyl Flooring in Kitchen, Bathrooms & utility; Vinyl can also replace Carpeting in standard areas. (Laminate, Hardwoods and Ceramic floors are optional)

EXTERIOR STRUCTURE & INSULATION:

5. 2x6 Exterior Walls, 16" on center.
6. R-19 Exterior Wall Insulation w/ vapor barrier.
7. R-38 Ceiling Insulation. (1st Floor for Ranches & Capes, 2nd floor for 2 story homes)
8. Conditioned Crawl space with vapor barrier, insulated access door and 2" Insulated foam board attached to interior foundation wall for continuous seal.
9. 7/16 Exterior Wall Sheathing caulked at joints with Building Wrap.
10. 4 or 5 inch vinyl siding. (Beaded, Monogram, Shake, & Hardie Plank are optional)

EXTERIOR DOORS, WINDOWS & TRIM:

11. 3/0 Insulated 6-Panel Style, Embossed Woodgrain, Paintable / Stainable Front Door. Includes Brushed Nickel Knob Hardware and Deadbolt.
12. DP 50, Vinyl Windows Low "E" with grills and screens.
13. Optional Side Lights, Transoms and Feature windows available.
14. 5/8" baseboard and 3/4" primed window and door casing.
15. Upgrade feature molding and trim available per room.

INTERIOR WALLS & CEILING:

16. 2x4 Interior Partitions, 16" On Center.
17. 8' Flat Ceilings Throughout with Smooth Finished 5/8" Drywall on first floor. (9' & 10' side walls available per plan)
18. Smooth Finished 1/2" Drywall, Glued and Screw fastened on all interior walls.
19. All walls and ceilings painted with one coat. (Finish painting and custom colors are optional)

ROOF SYSTEMS:

20. 7/12 Roof Pitch standard, 10/12 and 12/12 Roof Pitch optional for Cape Cod or Bonus Ranch Plans, 7/12 Roof Pitch standard for Two Story Plans.
21. 7/16" Roof Sheathing with 15 lb felt paper.
22. 30 year Owens Corning Architectural shingles.
23. Shingle-Over Ridge Vent.
24. 12" Front and Rear Fixed Overhangs and 12" Gable end Overhangs.

INTERIOR DOORS AND MOULDINGS:

25. White 6-panel 30 inch Interior Doors with Nickel Hardware. (Solid Core, Pine & 8' Interior Doors Optional).
26. Deluxe Profile White Colonial Molding Package (5-1/4" Base, 3-1/4" Casing) White Window Sills. Upgrade Crown and Feature Molding Optional.
27. White wood window & door jambs & window sills.

KITCHENS & CABINETS:

28. Legacy Custom Built Cabinetry with Oak or Maple 5 piece shaker doors, fronts and overheads in kitchen, (42" overhead cabinets standard when 9' sidewalls are ordered)
29. Factory Cabinet Upgrades available in cherry & maple.
30. Custom Cabinets optional.
31. Adjustable wall cabinet shelves & 1/2 depth base shelves for extra storage.
32. Concealed or "hidden" hinges on all cabinet doors

KITCHENS & CABINETS CONT.

33. Dual 100 lb roller guide system w/ solid oak or maple drawer fronts over base doors, all drawers, plus all doors are soft close.
34. 8" Deep stainless steel sink w/ single lever faucet.
35. 36" wide refrigerator openings.
36. GFI wired kitchen receptacles

COUNTERTOPS:

37. Laminate Countertops with 4" ceramic backsplash and colonial oak edge.
38. Solid Surface, Corian, or Quartz tops and backsplash with Under-Mounted Sink in Kitchen optional.
39. Cultured Marble Vanity tops and bowls in Baths optional.
40. Ceramic Tile and Laminate Rolled Edge tops available.
41. Granite tops available for site installation only.

BATHS:

42. 60" One Piece Tub/Shower with single lever anti-scald faucet.
43. Elongated Style Toilets. (Tall or handicap sizes are optional)
44. Ceiling Light/ Exhaust Fan combination unit.
45. GFI wired receptacles.
46. Bath window in master bath (most plans)
47. Beveled Edge Wall Mounted Mirror with Strip Light over each bowl.
48. Soaker Tub and Walk-In Shower in Master Bath per plan specs (Ceramic and Cultured Marble Options available).
49. Porcelain vanity bowls w/ single lever faucets.
50. 5 piece maple or oak vanity cabinets w/ laminate tops

ELECTRICAL & LIGHTING:

51. 200 Amp Main Service Panel.
52. All wiring 12 Gauge or better.
53. AC/DC Smoke Detectors to code.
54. Nickel / Glass Ceiling Lights with reinforced mounting box (recessed lighting optional).
55. Two Exterior GFI receptacles.
56. Nickel Exterior Light at each exterior door.
59. Door chime at front door.
60. Upgrade lighting packages available.

HEATING AND PLUMBING SYSTEMS:

61. (Turn Key pricing only) 14 Seer Heat Pump Heating and Cooling System designed per plan. (Gas Backup Heating system optional)
62. Gas or wood burning fireplaces optional.
63. 50 Gallon electric water heater. (Tankless systems optional)
64. Individual shut off valves at toilets and sinks.
65. PEX Supply Lines Interconnected in floor, PVC drain lines.

FOUNDATION, STEPS, PORCHES AND GARAGES:

66. (Turn Key Pricing only) 8" Block foundation is standard for estimating purposes, Stucco, Brick or Stone are optional.
67. Treated lumber steps and platform will be estimated as standard for turn key pricing, decks & porches are optional.
68. All garages are optional, if modular garage is ordered the standard garage is 24 x 25 w/ 1 door and opener, poured floor, block foundation, one man door, two standard windows w/ 7/12 roof pitch (site built and custom garages are available).

SITE PREPARATION, UTILITIES, DRIVEWAYS & LANDSCAPING:

69. Grading, clearing, excavating & driveway installation is optional and quoted upon site inspection or bid request.
70. Wells, Septic & Public water/sewer tap fees are quoted additional to standard pricing upon site inspection or receipt of permit.
71. Professional landscape design and sprinkler systems are optional.