



**1-800-444-9652**

## ***Standard Specifications***

**These homes are built to B.O.C.A. or U.B.C codes + the 1996 National Elec. Codes.**

### Office Hours:

8 a.m. – 5 p.m. Monday – Friday

10 a.m. – 4 p.m. Saturday

Anytime by appointment

### **STANDARD FEATURES INSTALLED IN OUR HOMES:**

#### **Construction Materials**

- 2x10 #2 or better Yellow Pine floor joists, 16" on center.
- ¾" tongue and groove plywood underlayment type floor, glued and nailed.
- 2x4 wall studs placed 16" on center, jig built and face nailed.
- Full height 8' ceilings.
- 4/12 roof pitch, 2' overhang on soffits and 1' on gable ends.
- 11/12 roof pitch (Cape Cod).
- 5/8" OSB roof sheathing.
- 240 lb. asphalt roof shingles with 15 lb. felt Underlayment.
- "Tamko Heritage Classic" 25-year asphalt shingles (Cape Cod)
- R-19 total exterior wall insulation package.
- R-30 fiberglass insulation in attic.
- 4'X9' panel siding.
- Built to meet current building, plumbing, mechanical and electrical codes.

#### **Utility and Mechanical Features**

- Natural or LP gas forced air furnaces, sized to the plan.
- 200 amp. Electrical breaker box.
- 12/2 copper wire circuits with ground.
- Ground Fault Interrupt breaker outlets in Kitchen, Baths & Exterior.
- Ample 100 volt electric outlets per Uniform Electric Code.
- Hard "Type M" copper hot & cold water lines, soldered connections.
- Shut-off valves for all appliances at floor.
- Washer/Dryer and Range hook-up provided.
- Galvanized duct lines for heat and air.

#### **Décor and Interior Finish Features**

- Carpet in Living Room, Halls, and Bedrooms in selection of colors.
- Vinyl inlay in Kitchen, Dining Room, Utility Room, Bath Rooms and foyers in selection of colors and patterns.
- Countertops of "Formica" or "Wilson Art" in selection of colors and patterns with backsplash.
- Ceiling lights furnished and installed in all rooms except Living Room which has switched receptacles.
- Hollow-core oak interior doors, stained and sealed. Steel insulated exterior doors.
- Oak interior mill work and trim, stained and sealed.
- Factory built cabinets and vanities with solid oak fronts and door – birch plywood boxes, stained and sealed – choice of style and stain colors.
- Stainless steel Kitchen sink. White china lavatories with mixer faucets.
- One-piece white fiberglass combination tub/shower and shower units.
- White vinyl, single-hung, insulated windows with screen.
- Sheetrock walls and ceilings, all are white. Light wall texture and pebble texture on ceiling.
- Range hood, white, ventless.

### **SOME OF THE MORE POPULAR OPTIONS AVAILABLE:**

#### **Construction Materials**

- 2x6 wall studs with R-25 insulation package.
- R-38 fiberglass insulation in attic.
- Full height 9' ceilings.
- Several siding options: vinyl lap, Woodsman 4x9 panel, 12" or 6" x90 smooth lap, 12" or 6" Woodsman rough-sawn cedar design lap, Hardyboard, Pine log, etc.
- Box for brick. (Brick done by Buyer)
- Raised ceiling vaults, Cathedral vault and clear spans.
- Roof framing options: Hip roof ends, 6/12 pitch roof, false gables with overhang, gable porches, shed roof porches and raised roof porches.
- "Tamko Heritage Classic" 25-year asphalt shingles.
- Garages with 9x7 or 9x8, insulated or non-insulated doors. Garage offset, garage set in front of house, finished walls on inside of garage. Garage door openers. Basement garages are also available.

#### **Utility and Mechanical Features**

- Electrical options: Additional interior receptacles, receptacle box with pull wire only for TV/phone jacks, smoke detectors, door bells, recessed lighting and much more.
- Heating/cooling options: High Efficient Furnace, Central air conditioner, fireplace, attic fan, 50 gallon hot water heater.
- Clothes dryer vent kit.

#### **Décor and Interior Finish Features**

- 3 ¼" solid oak crown molding at ceilings.
- Railing with spindles for balusters.
- Window options: Low-E insulation, grills between the glass, wood windows, picture and half round windows, triple angle bays, vinyl and aluminum glass block windows, etc.
- Exterior door options: Deadbolt locks, single or double sidelites, steel atrium doors, vinyl sliding patio doors, storm doors, etc.
- 60" and/or 48" showers with seat, almond color bath fixtures, tub and shower doors, garden tubs, whirlpools, double vanities, utility room laundry tubs, washer/dryer cabinet, Onyx vanity tops, Corian tops, and much more.
- Kitchen Options: Cabinets – Lazy Susan, pantries, corner cabinets, islands, planning desks, etc. Garbage disposal, 5-cycle dishwasher, 30" free standing gas or electric range, single lever kitchen sink faucet with spray, pull-out kitchen faucet, space saver microwave, 8" deep kitchen sink, refrigerator icemaker plumbing kit, etc.
- Interior door options: Masonite raised six panel with white semi-gloss paint, pocket doors, lever handled door locks, etc.
- Interior trim options: white window and base trim, 6" fluted columns, etc.
- Wide selection of carpet upgrades, vinyl upgrade to "Armstrong-Traditions", "Wilson Art" wood flooring.
- Decks with railing or turned posts and spindles.