



PRIMARY FEATURES

- **Cabinetry**

- Cabinets are custom ordered for each kitchen. A wide range of possible layouts and options exist.
- Oak recessed panel doors are standard in kitchen & baths.
- Upgrades include raised panel oak, white, maple, cherry or hickory.
- Post-formed counter tops with backsplash. (Avonite solid surface also available)
- Pre-formed, marbleized vanity tops are optional.

- **Exterior Doors**

- 36" Fiberglass insulated doors are standard.
- Swinging and sliding patio door options available.
- Keyed alike.
- Doorbell, front & back.

- **Exterior Walls**

- 2 x 4 studs at 16" O. C. (Optional: 2 x 6 w/R-19 insulation required in certain areas)
- Double studs at all door and window openings.
- Double top plate, single bottom.
- Headers over window and door openings, according to code.
- 7/16" O.S.B. sheathing, glued and nailed.
- R-15 fiberglass batts in 4" sidewall.
- Felt paper around all window and door openings.
- Building wraps applied over sheathing. (Foam optional)

- **Floors**

- Engineered I joists LVL and OSB Web, 19.2 “ OC on 24 ft. wide, 16” OC on 28 ft. and 30 ft. wide
- A.P.A. rated 3/4 T&G Plywood floors, glued and nailed. (OSB is available)
- Single LVL Band Joists up to 48’ (Forms center girder with 4 members at marriage line)
- Double Band Joists for 50’ and longer. (Forms center girder with 4 members at marriage line)
- Alternative: Webbed Joists or 2x10’s.
- Joist hangers on center girder.
- R-30 fiberglass insulation.

- **General Notes**

- Studs are stud grade, Lumber is SPF or SYP, kiln-dried, #2 unless otherwise specified.
- If you have a special request, please ask. We have probably done something like it before.

- **Interior Doors and Trim**

- Primed 6-panel pre-hung doors are standard. Other specialty doors are available.
- Primed wood moldings are standard. Other specialty trims are available.
- Optional stained trim & doors available.
- Privacy locksets (lever handle) are standard on all baths and bedrooms.

- **Interior Partitions**

- Interior partitions are 2 x 4 at 16" centers with 1/2" gypsum board both sides. (Taped, sanded & primed)
- Marriage walls are 2 x 4 at 16" centers with 1/2" gypsum board inside and 7/16" O.S.B. outside.

- **Miscellaneous**

- 200 amp electrical distribution service.
- Electric baseboard heat is optional. Other systems site-installed by Builder.
- Copper wiring sized to fixture, #12 gauge wire minimum. All wiring per NEC.
- Switches, receptacles, smoke detectors, and fixtures are U/L approved and wired to comply with NEC.
- Brushed aluminum, filtered range hood, standard.
- Vented bath fans are standard in all bathrooms.
- Quotes are given on special orders, based on availability and ability to incorporate into system.

- **Plumbing**

- Supply distribution is PEX, sized as required by the number of fixtures down-line.
- DWV is PVC schedule 40, sized as required.
- One-piece fiberglass tub/shower, porcelain sink and water saver commode in white or bone.
- Stainless steel, double-bowl kitchen sink with single-lever faucet standard.
- Pressure balanced mixing valves in all showers.
- Wide range of upgrade fixtures available.

- **Roof System**

- Engineered roof systems built to exceed the requirements in the state of intended delivery.
- 7/16" O.S.B. sheathing.
- 50 yr Architectural shingles with 15# felt underlay. (30 yr shingles available)
- Metal drip-edge shingle molding on all eaves
- R-30 fiberglass batt. (R38 optional)
- 1/2" High-Strength Gypsum board, taped, mudded and textured. (Optional smooth ceiling primed only)
- Minimum attic venting ratio is 1:300, or 1:150 depending on technical aspects of the design.

- **Siding**

- Solid color vinyl. (Options prep for brick, etc.)
- Specialty sidings, trim, shutters (front), vents, etc., are also possible, subject to availability.

- **Windows**

- Vinyl framed, double-glazed w/Low E, single-hung windows with grills and screens (bottom sash tilts out).
- Double-hung windows optional.
- Special configurations including bays, palladian windows, irregular shapes and other special orders may be available.