



Prestige Series

Standard Specifications

CONSTRUCTION

- 2x10 floor joists @ 16" o.c. (12" o.c. on 31'6" wide models)
- Southern yellow pine (SYP) double perimeter band joists (SPF gable ends)
- 5/8" tongue and groove O.S.B. floor sheathing, glued and nailed
- 7/12 non-storage rafters @ 24" o.c.
- 7/16" O.S.B. roof sheathing ("H" clips with 24" o.c. rafters)
- Shingle-over ridge vent
- 10" eave and gable end overhangs
- 8'0" ceiling height
- 5/8" type "X" ceiling gypsum board
- 2x6 exterior wall studs @ 24" o.c.
- 7/16" O.S.B. exterior wall sheathing
- 2x4 interior wall studs @ 24" o.c. (2x6 plumbing walls)
- 2x3 mating wall studs @ 16" o.c. with structural sheathing (2x4 as required)
- 1/2" wall gypsum board applied w/ foam adhesive on bearing walls or glued & screwed on interior partitions

INSULATION

- R-30 fiberglass ceiling insulation with vapor barrier
- R-19 fiberglass exterior wall insulation with vapor barrier
- Windbarrier housewrap

PLUMBING AND HEATING

- Electric baseboard heating elements with individual wall mounted thermostats
- 50 gallon electric water heater, shipped loose
- PEX water supply and PVC DWV lines stubbed through floor
- Shut-off valves on all fixtures
- Anti-scald valves on tubs and showers

ELECTRICAL

- 200-amp panelboard with 40 breaker spaces
- Decora style silent rocker switches
- AC/DC smoke detectors and carbon monoxide detectors, per code
- Receptacles with ground fault circuit interrupter (GFCI) protection, per code
- Switched receptacle in Living Room and Bedrooms
- Ceiling lights in Foyer, Kitchen, Hall, Utility, Walk-in Closets, Basement Stairwell, & Attic
- Chandelier in Dining area
- Light over kitchen sink
- One exterior light at each exterior door
- Satin nickel lighting fixtures
- Door chimes – buttons at front and rear or side door
- Two RG6 television jacks and two CAT-5 telephone jacks

EXTERIOR

- Certaineed Mainstreet vinyl siding in double 4" Clapboard or Dutchlap
- Tamko Heritage 30 year architectural shingles
- 15# shingle underlayment – ice shield installed per code
- Aluminum drip edge and 6" fascia
- Vented vinyl soffit
- Therma-Tru Smooth-Star fiberglass 6-panel front door w/ vinyl jambs & brickmould
- Therma-Tru Smooth-Star fiberglass half-lite rear door w/ vinyl jambs & brickmould
- 6' vinyl sliding patio door w/ low-e glass (floor plan dictates)
- MW Classic series double hung vinyl windows – tilt sashes, low-e glass with argon gas and full screens
- Vinyl Raised Panel or Louvered shutters on front elevation
- Satin nickel locksets & hinges (locksets keyed alike)

INTERIOR

- Smooth ceiling finish
- Two coats minimum interior wall primer
- 6-panel colonial white, hollow core doors with 3 mortised hinges
- Wood colonial trim, painted white, 2-1/4" casing and 3-1/4" base molding
- Window stools with return mitered ends
- Satin nickel locksets and hinges, and matching door stops
- Privacy locksets on bathrooms and master bedroom
- Vinyl-coated metal closet, pantry and linen closet shelving

FLOOR COVERING

- Vinyl sheet flooring in Foyer, Kitchen, Bathrooms and Utility over 1/4" luan underlayment
- Shaw 25 oz. carpet (stain safety treated and FHA certified) over an 8 lb. pad

KITCHEN

- Merillat Spring Valley Square oak cabinets – traditional overlay, recessed panel w/ single roll-out trays in base cabinets, where applicable
- Crown molding on wall cabinets
- Square edge laminate countertop and backsplash
- 8" deep double bowl stainless steel sink
- Moen single lever chrome faucet with spray
- 30" range hood - vented to exterior
- 110V receptacle for gas range

BATHROOMS

- Merillat Spring Valley Square oak vanity base cabinets – traditional overlay, recessed panel
- One piece cultured marble vanity top and bowl
- 18" x 24" recessed medicine cabinet with mirrored door and chrome decorative light
- 60" one-piece fiberglass tub/shower combination (also 36", 48", 60" shower or 60" tub – floor plan dictates)
- Elongated low consumption 1.6 gpf toilet
- Moen single lever chrome faucets
- Chrome towel bar and toilet paper holder
- Ceiling fan/light combination - vented to exterior

WARRANTY

- Ten year RWC Structural Warranty

ADDITIONAL RAISED-RANCH SPECIFICATIONS

- Recessed entry (floor plan dictates)
- Foyer light
- Electric baseboard heating element for landing, shipped loose
- Landing with vinyl sheet flooring and 1/4" luan, shipped loose
- Stairs up to living area with carpet and pad, shipped loose

ADDITIONAL CAPE SPECIFICATIONS

- 12/12 rafters @ 16" o.c.
- Tongue and groove O.S.B. floor sheathing between kneewalls, tacked in place
- 3" PVC waste line and two 3/4" supply lines stubbed to second story
- 3 electrical circuits ran to second story
- Two #3 (3046) MW Classic Series double hung vinyl windows, tilt sashes, low-E glass w/ argon gas, full screens & trim, shipped loose for second story gable ends
- 36" stairs installed to second story (carpet and pad shipped loose).
- Close-off package (panelized walls, insulation, gypsum board and 30" interior door with trim)

ADDITIONAL TWO STORY SPECIFICATIONS

- 2x6 ceiling joists @ 16" o.c. with double 2x10 perimeter band joists
- 2x4 mating wall studs @ 16" o.c. with structural sheathing
- Fiberglass insulation along exterior perimeter between floor and ceiling
- Second story horizontal plumbing lines ran
- All second story siding shipped loose
- Stairs to second story installed (carpet and pad shipped loose) – floor plan dictates