

**REV 5-17-12****VALUE SERIES SPECS**

CHANGES IN BOLD

**FRAME & FLOOR**

FRAME TYPE	STD CARRIER
I-BEAM SPACING	STD CARRIER
FLOOR JOIST	OPEN-WEB JOIST
RIM JOIST - MATING WALL	DOUBLE 9-1/4 LVL BEAM
RIM JOIST - END WALLS & SIDEWALL	2 X 10 # 2 SPF
JOIST SPACING	19.2" O.C.
REGISTERS	DROP IN REGISTERS
REGISTERS IN BATHS/KITCHEN	TOE-KICK
HEAT DUCT	STD FIBERGLASS W/ OPEN JOIST
FLOOR INSULATION	N/A
OPTIONAL FLOOR INSULATION	N/A
DECKING MATERIAL	5/8" 4 X 8 T&G OSB
CARPET GRADE	18 OZ
CARPET LOCATION	LR,DR,FR, BRS, HALLS - VBP
CARPET PAD	5 LB REBOND
CARPET ATTACHMENT	TACK STRIP
LINO LOCATION	UTILITY, KITCHEN, BOTH BATHS, FOYER, SUNROOM - VBP
*****LINO LOCATION - NOTE****	ALWAYS FOLLOW PRINT UNLESS OTHERWISE NOTED.

**EXTERIOR WALL**

STUD SIZE	2 X 6 #2
STUD SPACING	16" OC
WALL HEIGHT	8'
TOP PLATE	DOUBLE 2 X 6 X RL #2
BOTTOM PLATE	SINGLE 2 X 6 X RL #2
INSULATION - DRYWALL	R-19 UNFACED
ATTACHMENT METHOD - DRYWALL	FOAM

**MATING WALLS**

CEILING HEIGHT	8'
STUD SIZE	2 X 4 STUD GRADE
STUD SPACING	16" OC
TOP PLATE	DOUBLE 2 X 4 X RL #2
BOTTOM PLATE	SINGLE 2 X 4 X RL #2
ATTACHMENT METHOD - DRYWALL	FOAM

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**INTERIOR PARTITIONS**

STUD SIZE	2 X 4 STUD GRADE
STUD SPACING	24" OC
TOP PLATE	SINGLE 2 X 4 X RL #2
BOTTOM PLATE	SINGLE 2 X 4 X RL #2
STANDARD DRYWALL	1/2" DRYWALL T/O
PLUMBING WALLS	ALL CONSTRUCTION # 2 OR BETTER (2X4 OR 2X6)
ATTACHMENT METHOD - DRYWALL	FOAM

**CEILING & ROOF**

RAFTER SPACING	24" OC STD.
RAFTER RATING	30 LB
ROOF RATING	30 LB
FACIA BOARD - SW	2 X 6 X RL # 3
FACIA BOARD - EW	2 X 6 X RL # 3
OVERHANG - SIDES	12" RAFTER TAIL
OVERHANG - ENDS	2 X 6 X 12" #3 (BOXED EAVE)
ROOFING MATERIAL	30 YR LAMINATED ARCHITECTURAL SHINGLE
ROOFING UNDERLAYMENT	15# FELT
ROOF SHEATHING	7/16" OSB
CEILING TYPE	8' FLAT
CEILING BOARD	1/2"
ATTACHMENT SYSTEM	FOAM
INSULATION	CELLULOSE R-40
CEILING TEXTURE	STOMPED TEXTURE
STD. ROOF PITCH	5/12

**EXTERIOR DOORS & WINDOWS**

FRONT DOOR	36X80 6-PANEL STEEL W/STORM
REAR DOOR	36X80 6-PANEL FIRE-RATED WHITE
WINDOW TYPE	<b>61" VINYL WITH GRIDS - NEW PATTERN</b>

**INTERIOR DOORS**

CLOSEOFF DOORS	<b>WHITE 2-PANEL</b>
WARDROBE DOORS	<b>WHITE 2-PANEL</b>
LOCKSETS	KNOB (BRUSHED NICKEL)
HINGES	MORTISED 3 PER DOOR (BRUSHED NICKEL) PRE-HUNG
UTILITY DOOR	VBP
FURNACE & WATER HEATER DOOR	<b>WOOD SLAM DOORS (VBP)</b>

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**TRIM**

BASE - DRYWALL	ASH 7/16" X 2 1/4" BASE SHOE MOLDING
CEILING COVE	FINISHED JOINT (EXCEPT CLOSETS)
CEILING COVE - CLOSETS	#615 FLAT WHITE
DOOR CASING	ASH 7/16" X 2-1/4" DOOR CASING
DOOR JAMB	1/2" WRAPPED
DOOR STOP	1-3/16" ASH 7' STOP TRIM ALL SIDES
WINDOW JAMB	1/2" WRAPPED
WINDOW SILL MATERIAL	<b>WOOD SILL</b>
TOP OF KITCHEN CABINETS	3" ASH COVE
TRIM TOP OF CABINETS REMAINING HOUSE	3" ASH COVE
TUB MOULDING	#1154 WHITE TUB TRIM w/810 @ BOTTOM

**LIGHTS**

MASTER BEDROOM	2 LT 13" BRUSHED NICKEL CLNG FITTER W/ALBASTER GLOBE
SEC BEDROOMS	2 LT 13" BRUSHED NICKEL CLNG FITTER W/ALBASTER GLOBE
RETREAT OR DEN	2 LT 13" BRUSHED NICKEL CLNG FITTER W/ALBASTER GLOBE
M.BATH - OVR LAV	3-LIGHT BRUSHED NICKEL STRIP LIGHT
MSTR BATH-FIXTURE	Lighted Bath Fan
SEC BATH - OVER LAV	3-LIGHT BRUSHED NICKEL STRIP LIGHT
SEC BATH - FIXTURE	Lighted Bath Fan
<b>KITCHEN</b>	CAN LIGHTS - PER PRINT
*** NOTE: FOLLOW KITCHEN NOOK SPECS FOR SUNROOM, MORNING ROOM & BREAKFAST ROOM.	
LIVING ROOM	SWITCHED RECEPT
DINING ROOM - LIGHT	1 LIGHT 5 ARM BRUSHED NICKEL
HALL - FIXTURE	2 LT 13" BRUSHED NICKEL CLNG FITTER W/ALBASTER GLOBE
UTILITY - FIXTURE	2 LT 13" BRUSHED NICKEL CLNG FITTER W/ALBASTER GLOBE
WALK-IN CLOSET - FIXTURE	4" WHITE CEILING FIXTURE W/ 6" WHITE GLOBE
EXTERIOR LIGHT - FRONT	COACH LIGHT
EXTERIOR LIGHT - REAR	COACH LIGHT

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**ELECTRICAL**

MAIN PANEL	200 AMP W/30-40 BOX
WIRING	12-2 WIRING T/O
WIRE FOR DRYER	STD
ARC FAULT BREAKER	STD ALL BEDROOM CIRCUITS
EXT RECEPT	(2) STD

**PLUMBING**

MSTR BATH TUB	DROP IN TUB
SECONDARY TUB	60" FIBERGLASS TUB/SHOWER W/OVERFLOW
TUB FAUCET	PRESSURE BALANCED T/S DIVERTER (BRUSHED NICKEL)
SHOWER	(VBP)
SHOWER FAUCET	PRESSURE BALANCED SHOWER DIVERTER (BRUSHED NICKEL)
LAV MATERIAL	20 X 17 WHITE CHINA LAV
LAV FAUCET	Brushed Nickel
STOOLS	ELONGATED TOILET BOWL
KITCHEN SINK	STAINLESS STEEL SINK 19 X 33 X 7"
KITCHEN FAUCET	Brushed Nickel
WATER LINES	PEX
DRAIN LINES	SCHEDULE 40 PVC
VENT LINES	SCHEDULE 40 PVC
EXTERIOR FAUCET	STD PER PRINT
PLUMB FOR WASHER	STD
SHUT OFF VALVES	STD - ALL FIXTURES

REV 5-17-12

## VALUE SERIES SPECS

CHANGES IN BOLD

**CABINETS**

BACKSPLASH	6" CERAMIC T/O
SELFEDGE	FORMICA (MATCH CTOP COLOR)
BACKPANELS	BOTH BASE AND OVERHEAD
ENDPANELS	EXPOSED: 1/2" G2S MAPLE INTERIORS; UNEXPOSED: 2.7 G1S LAUAN
OVERHEAD BOTTOM SHELF	11-3/4" FINISHED MAPLE
OVERHEAD CENTER SHELF	11-3/4" FINISHED MAPLE - ADJUSTABLE
BASE BOTTOM SHELF	22" FINISHED MAPLE
BASE CENTER SHELF	22" FINISHED MAPLE STD EXCEPT IN SINK BASE
DRAWERS	DRAWER BANK STD
STILES	HARDWOOD
CABINET DOORS	<b>FLAT PANEL HARDWOOD HOMETOWN ASH</b>
HINGES	HIDDEN
GLASS DOORS AT PASS THRU	STD IN PASS THRU O.H. - LR SIDE ONLY      RIBBED GLASS
BATHROOM LAVS	36" HEIGHT
SPICE RACK OVER RANGE	STD
CABINET OVER REFER	STD
WASHER/DRYER SHELF	STD
ALL NON-CABINET SHELVING	WIRE SHELVING
<b>KNOBS</b>	<b>NICKEL STD</b>

**CABINET ARRANGEMENT      STAGGERD STD (VBP)****EXTERIOR**

EXTERIOR SHEATHING	FULL - 7/16 OSB WRAP
MARRIAGE WALL SHEATHING	FULL - 7/16" OSB
EXTERIOR HOUSE WRAP	STD HOUSE WRAP
SIDING	DOUBLE 4 DUTCH LAP
<b>LINEALS</b>	<b>STANDARD FRONT DOOR SIDE ONLY -</b>

**APPLIANCES**

FURNACE	STANDARD HIGH EFFICIENCY GAS FURNACE
WATER HEATER	40 GALLON ELECTRIC
RANGE	GAS RANGE - White or Black
RANGE VENT	30" CHARCOAL FILTER REQUIRED
REFRIGERATOR	17cf OVER & UNDER - White or Black
BATH FAN	LIGHTED EXHAUST FAN

**MISCELLANEOUS**

DRAPES	FOLLOW DRAPE PRINTS
<b>TUB/SHOWER ROD</b>	<b>NONE</b>
MINI BLINDS	<b>STD 2" MINI-BLIND</b>
MIRRORS OVR LAV - MSTR	1/2" BEVEL - SIZE WILL VARY BY LAV SIZE
MIRRORS OVR LAV - #2	1/2" BEVEL - SIZE WILL VARY BY LAV SIZE
WARRANTY	7 YEAR WARRANTY STD