

## Custom Select Series Homes Standard Inclusions

### Floors:

- Framing is 2x10 16" on center with solid block bridging
- Front and rear perimeters are double 2x10 framing
- The floor framing of each module includes double 2x10's with laminate layers at the mating area
- Floor decking is 3/4" tongue and groove plywood

### Walls:

- Air infiltration wrap on all exterior walls
- Exterior wall studs are 2x6, 16" on center with R-19 insulation
- Interior partitions (except mating wall) are 2x4 studs 16" on center
- Mating wall construction is double 2x3, 16" on center
- Exterior wall sheathing is 1/2" plywood
- Mating walls are fully sheathed with insulative sheathing
- All interior walls are 1/2" drywall, smooth finished and prime painted
- All interior ceilings are 5/8" drywall, smooth finished and prime painted

### Roof & Ceilings:

- Ceiling heights are full 96". Ceilings are smooth finish throughout
- Ceiling Insulation is R-38 (12")
- Roof sheathing is 1/2" plywood
- Roof shingles are 25 year fiberglass and are installed over #15 felt paper
- 54" wide ice and water shield is included around perimeter of roof
- Fascia and drip edge are white aluminum
- All eaves feature white vented soffits
- Standard roof pitch is 5/12, truss framed at 16" on center
- Cape cod roof pitch is 12/12, truss framed at 16" on center
- Gable end overhangs and shingle-over ridge vents are standard (cape cod homes feature 2x6 rake boards and gable-end louver vents)
- Fascia boards are 2x6

### Kitchens – Standard Kitchen Features Include:

- Merillat "Springvalley Oak" cabinetry (Cider Finish)
- 36" refrigerator overhead cabinet (plan permitting).
- Crown moldings installed over cabinets
- A drawer base cabinet
- Recessed light over kitchen sink
- (4) 6" recessed lights
- Extra deep, double-bowl stainless steel sink

- Moen single lever faucet with spray
- Square-edge counter tops with integral backsplash
- Lighted range hood with a 2-speed vent fan
- Electric range receptacle
- Most kitchens include a base lazy susan with corner wall cabinet (refer to floor plans)

**Baths – Standard Bath Features Include:**

- Recessed oval medicine chest(s) with matching sconce light
- Mirror and sconce light in ½ bath
- One-piece fiberglass tub/shower unit(s)
- Cultured china drop-in lav sink(s)
- Merillat “Springvalley Oak” cabinetry (Cider Finish)
- Ceiling-mount vent and light combination with individual switches
- Chrome bath accessory package
- Four fixture color choices
- Moen, single lever lav faucet(s) and anti-scald shower mixing valves
- 1.6 gal. china toilet(s)

**Interior:**

- Kitchen, Dining Area, and Bath(s) feature Armstrong, no-wax vinyl floor covering
- FHA approved, stain-resistant, plush carpet and padding is installed throughout the balance of the home
- Dining Room includes carpet and pad
- Closets are fully trimmed
- Closet shelves are vented wire style
  - o One self in each guest and wardrobe closet
  - o Four shelves in linen and pantry closets
  - o One shelf in broom closets
- Brushed chrome locksets are installed at all swing doors
- Privacy locksets are standard at bathroom and bedroom doors
- Each home includes an interior lighting package which features a dining room chandelier
- Interior doors are white painted, 6 panel colonial with 3 hinges and white trim
- Door, window and base moldings are full profile, colonial style
- Electric front door chime is included

**Exterior:**

- Light fixtures at entry doors are standard
- Windows are vinyl, double-hung, low-E glass with tilt-clean feature and screens.
- The front door is a 6-panel, fiberglass embossed colonial door.
- The rear door is a fiberglass colonial 9-litestyle door
- Both front and rear doors are insulated

- Sliding patio doors are 6'-00" minimum and feature insulated glass
- Vinyl siding is Certain Teed (Main Street), 4/4 Profile
- Louver style shutters are included on the front elevations

**Electrical:**

- Electric baseboard heat is standard (check budget breakdown sheet, in most cases different heating systems are installed, the cost for which is accounted for in the preliminary budget number)
- GFCI protection is provided in the kitchens and baths as required by code
- AC/DC smoke detectors are installed as required by code
- A 40 breaker, 200 Amp panel box is standard with each home
- Two exterior weatherproof receptacles on GFCI circuit are included
- An additional smoke detector is included for basement installation
- One TV jack in the living room and one TV jack in the master bedroom are standard
- Telephone jacks in the kitchen and master bedroom are included

**Plumbing:**

- Homes are plumbed with Pex Fresh Water supply lines (can be upgraded to copper for a minimal fee)
- Factory installed shut-off valves are included below each sink and toilet supply
- Drain, waste and vent piping is PVC schedule 40
- A 50 gallon water "Energy Saver" electric water heater is shipped with each home for basement installation
- Shower mixing valves are anti-scald

**Special Features:**

- 2 Box cape cod homes (unfinished 2<sup>nd</sup> floor) include pine stairs and oak railings from the 1<sup>st</sup> to 2<sup>nd</sup> floor and the following materials for the 2<sup>nd</sup> floor:
  - o Panelized 2x6 gable-end walls with 2 twin windows
  - o 3/4" tongue and groove plywood decking (shipped loose)
  - o R-38 (12") insulation
  - o Plumbing risers to the 2<sup>nd</sup> floor area
  - o Electrical conduit from basement area to 2<sup>nd</sup> floor area
- 2 story homes, and 3 or 4 box cape homes (finished 2<sup>nd</sup> floor) include pine stairs and oak railings from the 1<sup>st</sup> to 2<sup>nd</sup> floor.
- 2 story homes include elongated windows at 1<sup>st</sup> floor elevation
- 2 story homes, and 3 or 4 box cape homes (finished 2<sup>nd</sup> floor) include twin front porch lights
- Recessed lights are included in kitchens with snack bar peninsulas and island cabinets (refer to floor plans)
- Utility cabinets, when featured in kitchens, include a shelf kit

- Kitchen island and peninsula snack bars are flush to counter height unless noted as “raised snack bar”
- Bath floor plans that include “linen/hamper” are built to include a Merillat tilt-out hamper unit and linen storage cabinet with shelves
- Bath floor plans that include double bowl vanities feature soffit with recessed lights, plate glass mirror and recessed side-mount medicine chest.
- Garden tubs include an integral fiberglass surround and integral shower unless a separate shower stall is included in the same bath
- Floor plans which indicate washer/dryer areas include washer plumb box and electric dryer receptacle, a shelf is also included above the appliance area
- 2 story homes with 2<sup>nd</sup> floor laundry areas include a washer pan and dryer vent
- Walk-in closets include surface mounted ceiling lights (refer to floor plans)