

Building Code Conformance:

- ✓ All homes are built to comply with applicable state building codes
- ✓ Builder is responsible to notify Design Homes LLC of any “Local/City/Community adopted codes, ordinances” at the time of request for Estimate or Quotation
- ✓ Specifications are subject to building code requirements and that may result in additional charges and upgrades to standard specifications.
- ✓ Third Party in plant inspections and approvals.
- ✓ Continuous On-Line Quality Control Inspections including a Pre Shipment walk through.

Floor System:

- ✓ Floor joists are 2 x 10 SPF 16” O.C.
- ✓ Double 2 x 10 perimeter band joists with 7/16 O.S.B sandwiched at long walls
- ✓ Mating wall is a 4 member; 2 x 10 (two each module) with 7/16” O.S.B. sandwiched
- ✓ ¾” tongue and groove OSB sub-floor decking glued and fastened
- ✓ Floor decking is cut back 1- 1/2” on each side of marriage wall at openings with a cross-over strip shipped loose for field installation

Exterior Wall Systems

- ✓ Single bottom plate and double top plates overlapped at corners
- ✓ 2 X 6 - 24” O.C. with 7/16” O.S.B. wall sheathing
- ✓ R-19 Kraft faced fiberglass insulation
- ✓ Air infiltration barrier
- ✓ Walls lagged at exterior corners

Interior Wall Systems

- ✓ 2 X 4 – 24” O.C. wall studs with single top and bottom plates
- ✓ Marriage walls 2 X 4 16” O.C. with solid OSB sheathing
- ✓ ½” Drywall is glued and fastened then sprayed and back rolled with one coat latex primer using a 3/8” nap roller
- ✓ Full Length Nailers at exterior walls

Ceiling Systems

- ✓ 8’-0” sub-floor to ceiling wall height. Other optional heights are available.
- ✓ 5/8” Drywall with Lateral application is 100% continuous fastened and is sprayed and back rolled with one coat latex primer, 3/8” nap roller.
- ✓ Drywall Held back at clear span openings

Specifications, materials, plans, models, and pricing are subject to change without prior notice.

Roof System

- ✓ 7/12 Non-Storage Truss @ 24" O.C.
- ✓ 1/2" OSB roof sheathing on 24" O.C. systems
- ✓ 7/16" OSB sheathing on 16" O.C. systems
- ✓ R-30 Kraft faced fiberglass batt insulation in ceilings
- ✓ 30 year Architectural fiberglass shingles over #15 roof felt underlayment
- ✓ Self adhered Ice and Water Shield at eaves
- ✓ Shingle over ridge vent
- ✓ 10 3/4" flipped overhangs on eaves and 10 3/4" gable end overhangs
- ✓ 2 x 6 Fascia Boards eaves and gable ends
- ✓ Finishes are 6" aluminum fascia and vented vinyl soffit

Exterior Doors, Siding, and Exterior Trim

- ✓ Front door: 6 panel insulated fiberglass door with adjustable sweep and keyed alike brushed nickel knob. Maintenance free Brick mold and Jamb
- ✓ Rear door: 9 light insulated fiberglass door with adjustable sweep and keyed alike brushed nickel knob. Maintenance free Brick mold and Jamb
- ✓ Patio door: Vinyl clad wood Low E, insulated glazed 6/0 x 6/8 sliding door with shipped loose screen where plan applicable. (Grills are optional).
- ✓ Double 4/4 or 4/4 Dutch lap vinyl siding with matching corner posts and white accessories. Siding is plant installed on front and rear on both 1st and 2nd floors (typically long walls). All other vinyl and trim shipped loose for starter row, gable ends and other inter modular connections

Windows:

- ✓ Vinyl double hung windows w/integral grilles, tilt sashes & Low E glazing
- ✓ Window sills to match trim
- ✓ Shutters standard on front of house choice of panel or louvered

Floor Coverings:

- ✓ 25.5 oz. carpet plush continuous filament in living room dining room, family room. bedrooms, halls, and closets (where applicable) site installed by factory
- ✓ 7/16" 6# rebond carpet pad shipped loose for on site installation by factory
- ✓ Sheet vinyl in all kitchens, baths, utility rooms and foyers (where applicable)

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Bathroom:

- ✓ Aristokraft cabinetry styles featuring - Westbury Oak, Avalon Maple, Pioneer Hickory, and Augusta Thermofoil
- ✓ Cultured marble vanity tops with integral bowl and single lever faucet at all vanities
- ✓ Special shaped or sized tops will have drop-in bowls on laminated tops
- ✓ Fiberglass tub/shower units (one piece)
- ✓ Moen single lever faucet with anti-scald valve on all tub and shower units
- ✓ Elongated bowl 1.6 gallon low consumption water closet
- ✓ Combination light and fan, separately switched
- ✓ Recessed medicine cabinet on the sidewall when possible
- ✓ Flat mirror with separate vanity light(s) over vanities
- ✓ Towel bar and paper holder is shipped loose

Electrical:

- ✓ 200 amp, 40 circuit space main panel box with full size circuit breakers
- ✓ AC/DC smoke detectors and Carbon Monoxide where required inter-wired per Code
- ✓ Two exterior GFI protected receptacles (one in front and one in back)
- ✓ One exterior light at all entrances to house
- ✓ Wire coiled for on-site basement light includes 3-way switch loop
- ✓ Two door bell buttons with installed chimes. (Front and rear or side door)
- ✓ GFI protection on receptacles at kitchen and bath sinks per code
- ✓ Brushed nickel light fixture package typically located over the kitchen sink, kitchen, dining room, baths, foyer, halls, stairwells and large walk-in closets
- ✓ Toggle style switches and standard duplex receptacles located to conform with NEC
- ✓ 240-volt electric range circuit with a 4 prong receptacle.
- ✓ Gas range circuit is a no cost available option, gas piping hookup by others.
- ✓ One TV jack
- ✓ One standard phone jack with Category 5 wire
- ✓ One switched receptacle in Living Room and one in each Bedroom
- ✓ Wire coiled for builder supplied attic light
- ✓ 240-volt dryer range circuit with a 4 prong receptacle where plan applicable.
- ✓ Gas dryer circuit is a no cost available option, gas piping hookup by others.
- ✓ Dryer venting material and installation on site by builder unless dryer is on the 2nd floor, in this case the venting will be factory installed

Heating :

Hot water baseboard heaters stubbed through floor with a 18-8 thermostat rough wire for each floor. (Additional zone are available as an option)

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Plumbing:

- ✓ Pex water supply lines stubbed through floor
- ✓ Schedule 40 PVC drain, waste and vents lines stubbed through floor
- ✓ All plumbing terminations are stubbed through first floor for on site connection by the builder.
- ✓ 2" future vent for all basement models
- ✓ Hook up box for clothes washer where plan applicable
- ✓ Shut-off valves for vanities, sinks, commodes.
- ✓ Tub and Shower diverter shut offs are in Faucet with frontal access

Kitchen:

- ✓ Aristokraft cabinetry styles featuring - Westbury Oak, Avalon Maple, Pioneer Hickory, and Augusta Thermofoil
- ✓ Crown molding on kitchen cabinets where applicable
- ✓ 30" range hood with light and fan.
- ✓ 8" deep - double bowl Stainless Steel sink with a single lever faucet and sprayer
- ✓ Self-edged, laminated countertops with backsplash

Interior Finish and Trim:

- ✓ Trim: White Painted Wood colonial profile 3¼" base and 2¼" casing
- ✓ White Painted Wood window Jambs, window sills and door jambs
- ✓ Hollow core doors: White pre-finished embossed wood grain six-panel (Colonial style)
- ✓ Three mortised butt hinges on all swing doors
- ✓ Lever lock sets in brushed nickel with privacy function on all Bedroom and Bathroom doors.
- ✓ Four shelves in Pantry and Linen Closets with white wire shelving
- ✓ Hinge mounted brushed nickel door stops (swing doors only)
- ✓ Wood Trim Kit material shipped loose for all dropped header marriage wall openings

Warranty:

One year on materials and workmanships, 10 year structural warranty as per RWC guidelines with proper subsequent house enrollment

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Capes (Additional specifications for Cape models only):

- ✓ 12/12 Roof system 16" O.C. with 7/16" OSB roof sheathing. Top flip sections are factory shingled.
- ✓ Carpet grade stairs to second floor with carpet and padding site installed.
- ✓ Railings, Posts and Handrails are optional.
- ✓ Wire coils for 3 way stairwell switch and a inter-wired smoke detector included.
- ✓ 1 – Two Inch conduit for low voltage and 1 – Two Inch conduit for high voltage circuits for future 2nd floor circuits.
- ✓ 3/4" Pex water supplies and 3" drain line stubbed to second floor.
- ✓ Close Off package is optional
- ✓ Finish materials for the second floor are **NOT** included in the base price.
- ✓ When ordering a HWBB home, (one) supply and (one) return line are supplied to second floor.
- ✓ R-30 installed in floor of upstairs.
- ✓ Installed Matching egress window for each gable end up to two .
- ✓ 3/4" tongue and groove OSB decking tacked between knee walls on second floor entire length of home. Mate walls coverage installed onsite.

Two Story (Additional specifications for Two Story models only)

- ✓ Ceiling joists of 1st floor ceiling are 2 X 6 16" O.C.
- ✓ Carpet grade stairs to second floor shipped in tilted position, with carpet and pad site installed.
- ✓ Railings, Posts and Handrails are optional
- ✓ Plumbing to second floor bath(s) installed between floors except for inter-connections and materials that must be supplied and completed on-site by builder via floor or ceiling access panels.
- ✓ 3/4" Pex water supply lines to 2nd floor

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