



### Floor Construction

1. **Floor Joists:** 2x10 (#2 SPF or better) grade marked lumber. All water supply lines connected.
2. **Joist Spacing:** 16" OC
3. **Joist Hangers:** JN-28-E or equivalent (mate line side only / center of home). Exterior perimeter fastened with Q25 1/2" x 2 1/2" staples.
4. **Perimeter Rim Joists:** Double 2x10 (#2 SPF or better) grade marked lumber.
5. **Floor Decking:** 23/32" tongue and groove, water resistant (A.P.A. Exposure I) OSB floor decking installed perpendicular to joists with staggered joints, glued, stapled and screwed (all seams are pre-sanded).
6. **Bottom Board:** Seamless nylon reinforced bottom board (below floor moisture, insect and rodent barrier) applied seasonally.
7. **Floor Width:**
  - 28' wide – 13'9" (27'6" exterior dimension).
  - 32' wide – 15'2" (30'4" exterior dimension).

### Exterior Wall Construction

1. **Wall Studding:** 2x4 wall studding, 24" OC (stud grade or better).
2. **Wall Height:** 8' (96") wall/ceiling height on all homes.
3. **Top & Bottom Plates:** Double 2 x 4 top and single bottom plates (stud grade or better).
4. **Exterior Sheathing:** 3/8" structural and sealed Exposure I OSB sheathing installed on all exterior walls with mechanical fastening and caulked seams.
5. **Weather Wrap:** Optional (Required in some states).
6. **Window & Door Headers:** Window and door headers on exterior wall made with 3 – 2 x 4 dimensional lumber sandwiched on edge with 2 sheets of OSB for a solid header, narrow openings use 2 x 4's. Patio doors have 2 x 6 or 2 x 8 sandwich headers depending on span.
7. **Header Supports:** All headers supported with jack studs.
8. **Roof/Wall/Floor Connections:** Steel band connectors used to unitize floor/wall connection and wall/roof connections mechanically fastened.
9. **Exterior Wall Fastening:** All wood-to-wood connection on end wall to sidewall connections with mechanical fasteners.
10. **Belt Rail:** 3/4"x1" belt rail installed to reinforce tapered drywall joints.
11. **Drywall:** 1/2" horizontal drywall glued, nailed and screwed. Optional 1/4" OSB under drywall; required on homes with a floor length longer than 48'.

### Interior Wall Construction

1. **Interior Wall Studs:** 2 x 4 interior wall studs (stud grade or better).
2. **Stud Spacing:** 16" OC
3. **Marriage Walls:** 8" marriage wall when home is joined; 2 x 4 studs (stud grade or better and 1/4" OSB for increased stability).
4. **Door Headers (non load bearing):** 2 x 4 laid on the side with an above header jack stud at each end.
5. **Door Headers (load bearing):** 2 – 2 x 4 on edge sandwiched with 3/8" OSB and supported with jack studs above and below.

### Roof Construction

1. **Roof Pitch:** 4/12 residential roof pitch (hinged).
2. **Roof Truss Spacing:** 24" OC
3. **Truss Plates:** Steel hinged and fixed.
4. **Roof Truss Rating:** 50# per square foot.
5. **Roof Load:** 30# roof live load (meets or exceeds 30# ground snow load).
6. **Roof Decking:** 1/2" Exposure 1 OSB decking with clips.
7. **Eaves:** 12" fixed eave overhang and gable rakes. **Note:** *Optional 16" eave overhang and gable rakes available.*
8. **Fascia Board:** 2 x 6 (#2 SPF or better) in 14' lengths.
9. **Attic Access:** Attic access with light.
10. **Rafter Joint:** Flush finish ceiling across mating wall openings – no trim or header (per plan).
11. **Roof/Wall Sealant:** Flexible acrylic sealant at wall/roof joint.
12. **Mate Line Ceiling:** Pre engineered LVL ridge beam used in open span areas above ceiling (no exposed beams at ceiling mate line) in the construction of the roof.
13. **Ceiling Board/Rafter Fastening:** Urethane bonded rafter/ceiling board construction (no mechanical fasteners).
14. **Ceiling Type:** Flat ceilings throughout installed with no butt joints – only mudded tapered joints.
15. **Ceiling Finish:** Hand applied slight "knock down" finish or stippled/textured finish with one coat of flat latex ceiling paint (ceiling is not finished painted). **Note:** *Ceiling drywall is installed to the edge at mate line. The texture is held back 12" on each side for site completion. Roof at mate line requires lagging through the installed drywall with long lag screws or can be lagged from above. Smooth finish ceiling with 2 coats of paint is optional.*

### Insulation

1. **Roof:** R-30 blown cellulose roof insulation on all homes (R-38 optional).
2. **Walls:** R-13 fiberglass kraft-back batten insulation.
3. **Windows:** Insulated Low-E, vinyl, dual glazed windows.
4. **Window/Door Insulation:** Fiberglass insulation for air infiltration at all windows and doors.
5. **Exterior Doors:** 36" insulated steel six-panel exterior doors.

### Electrical

1. **Code:** Electrical wiring to NATIONAL ELECTRICAL CODE as amended to meet state/local requirements.
2. **Electric Service:** White, Square D, 100 amp electrical service, 12/24-space circuit panel box (all circuits labeled). **Note:** *200-amp electrical service is optional and may be required depending on load requirements of individual home ordered.*
3. **In Wall Panel Box:** In wall panel box will have a 2" PVC wire chase.
4. **Basement Panel Box Installation:** Basement panel box installation will be temporarily secured to bottom of floor joists for shipment and site installation.
5. **Wire:** Copper wire with nonmetallic sheathing throughout.
6. **Ground Fault Interrupters:** GFI for all exterior receptacles, baths and kitchen appliance circuits.
7. **Arc Fault Breakers:** Arc fault breakers for each bedroom.
8. **Door Chime:** 110-volt electric hard-wired door chime with a 12-volt transformer for door bell button.
9. **Phone Jacks:** One phone jack installed in the kitchen.
10. **TV Jacks:** One TV jack installed in the living room.
11. **Smoke Detectors:** Smoke alarms are hard wired with battery backup per home. One combination smoke/carbon

monoxide detector installed per level of home or as required by code.

12. **Three Way Switches:** Optional.
13. **Electrical Switches:** Toggle switches throughout.
14. **Exterior Receptacles:** Two exterior GFI protected receptacle.
15. **Exterior Lights:** White metal exterior coach light at all exterior doors.
16. **Basement/Crawl Space Lighting:** J-box on a separate 15-amp circuit – switched.
17. **Basement/Crawl Space Receptacle:** J-box on a separate 20-amp circuit.
18. **Garage Circuit:** One 20-amp GFI circuit in J-box in attic.
19. **Attic Lighting:** One attic light is a fixture with a pull chain.
20. **Washer Receptacle:** 110 volt.
21. **Dryer Receptacle:** 220 volt, 30 amp.
22. **Range Receptacle:** 110 volt for gas range. Optional 220 volt, 40-amp (for electric range).
23. **Garbage Disposal:** Optional wiring for garbage disposal on separate switch at kitchen sink.
24. **Kitchen Lighting:** Two surface mount 11" globe/dome lights – one over kitchen sink, one centered in the kitchen.
25. **Dining Room Lighting:** Dining room has a 5-prong brushed nickel dining room light fixture. Dimmer switch optional.
26. **Breakfast Room/Nook Lighting:** Breakfast rooms/nooks have a 3-prong brushed nickel dining room light fixture. Dimmer switch optional.
27. **Bedroom/Den Lighting:** Switched receptacle.
28. **Living Room/Great Room Lighting:** Switched receptacle.
29. **Walk-In Closet Lighting:** Walk-in closets have a switched 8" globe/dome light with a single bulb capacity.
30. **Hall/Utility Room Lighting:** Halls and utility rooms have a switched 11" globe/dome light with a 2-bulb capacity.
31. **Bathroom Lighting:** Brushed chrome light bar over vanity sized per print.
32. **Exhaust fans:** Exhaust fans in all baths are 50 CFM fan/light combination with separate switch for the fan and light; exhaust vented through soffit or through roof on 3/12 roof pitches.

### **Plumbing**

1. **Code:** State code compliant plumbing system.
2. **Water Supply Lines (installed):** The water inlet will be 1" (ID) and main water supply will be 1" (ID) color-coded polyethylene (PEX); brass fittings are pressure tested to 100 psi; solvent free and burst proof. Water line connections at marriage line will be completed on site by others.
3. **Water Heater & Shower Diverted Water Lines:** Water lines to shower diverters, water heater and softener (if ordered) are color-coded polyethylene (PEX).
4. **Waste Lines:** Waste lines and vent pipes are PVC with 3" main drain stubbed through the floor.
5. **Shutoff Valves:** Individual water shut off valves at all water fixtures.
6. **Main Water Shutoff:** Ball valve master shutoff at water heater with 3/4" intake.
7. **Exterior Faucets:** Two exterior frost-free water faucet with back flow protection.
8. **Dryer Vent:** If dryer location is on exterior wall, vent is installed through exterior wall of home. If dryer location is

on interior wall, vent is recessed into the wall and installed through the floor.

9. **Washer:** Washer connection box is recessed with water lines and drain.
10. **Range Gas Line:** Gas line shipped loose for range. (No prep. through floor)
11. **Plumbing for Icemaker:** Optional.
12. **Kitchen Sink:** 33" x 22" medium gloss white cast acrylic sink.
13. **Bathroom Sink:** White oval china bowl with popup drain and overflow.
14. **Standard Faucets:**
  - Kitchen: Millennium KL8112-C – Polished Chrome single control with side sprayer
  - Bath Vanity: Millennium LL4110-LP-C/PO-100-C – Polished Chrome 4" Single Lever
  - Shower: Millennium SL6110-C – Polished Chrome Single Handle Tub/Shower Valve
  - Tub/Shower: Millennium SL6110-C/108-C – Polished Chrome Single Handle Tub/Shower Valve
  - Garden Tubs (per plan): Roman Faucet Millennium RL7230-C8-15C Polished Chrome
15. **Showerheads:** Heads located 80" above finished floor.
16. **Tub Drain:** Tiptoe style with overflow.
17. **Garden Tubs:** Per plan will be fiberglass (Frontline) (Corner Apron Tub – CT5555; Oval Drop In – ST-6042; Rectangle Drop In – T-6036).
18. **Tubs/showers:**
  - Shower: Hi-Gloss ABS Shower Pan w/ 3 Piece Embossed ABS Tile Surround
  - Tub/Shower Combination: 60" Hi-Gloss ABS Tub w/ 3 Piece Embossed ABS Tile Surround
19. **Toilet:** Round style toilets have porcelain tank and lid (1.6 gallons per flush water saver).

### **Exterior Finish: Siding, Shutters and Shingles**

1. **Shingles:** IKO Marathon 25 year warranty nailed shingles.
2. **Shingle Underlayment:** 15 lb. felt shingle underlayment. Tarred flashings at all roof vents and penetrations.
3. **Ice Dam:** Optional.
4. **Attic Ventilation:** Ridge cap shingles over ridge vent attic ventilation with insect screen on sectional homes; singlewide homes have static vents. Insulation baffles at eaves for superior attic ventilation.
5. **Soffit:** White vinyl vented basket weave soffit.
6. **Fascia:** White 6" ribbed aluminum hand nailed.
7. **Drip Edge:** White aluminum drip edge.
8. **Siding:** Crane American Dream, double 4", .040" average thickness residential vinyl siding fastened with aluminum siding nails – no staples.
9. **Shutters:** Louvered 12" shutters on front of home only.

### **Exterior Finish: Windows & Doors**

1. **Windows:** Windows are Jeld-Wen Brickmould maintenance free white vinyl, single hung with tilt sash, 3/4" dual pane glass and low "E". All windows include vinyl grilles between the glass. All adjoining windows are mulled and have integral J-channel for siding. Standard window size is 3660 with kitchen, bath and utility room windows sized per plan. Screens are fiberglass mesh.
2. **Patio Doors:** Jeld-Wen insulated 6'0" x 6'8" Low-E vinyl (per print/option) with screen door and manufactures individual lock system. Grilles between the glass are optional.
3. **Exterior Main Entry Door:** 3'0" x 6'8" 6-panel insulated "white" vinyl finish steel front entry door with dead bolt,

brushed nickel knob to knob style door handle. Peephole and knocker optional. Colors optional.

4. **Secondary Entrance Door:** 3'0" x 6'8" 6-panel "Fire Rated" garage entry door with spring tension hinge, brushed nickel knob to knob style door handle.
5. **Door Locks:** All exterior doors and deadbolts are keyed alike.
6. **Door Thresholds:** All exterior doors have adjustable thresholds. Temporary covering/protection installed.
7. **Door Weather Stripping:** Compression style.
8. **Door Brick Mold:** Vinyl coated.
9. **Storm Doors:** Optional.

#### **Interior Finish: Doors, Trim & Misc.**

1. **Interior Passage Doors:** 3'0" x 6'8" hollow core, flush, embossed wood grain, pre-hung interior doors with three solid mortised hinges, embossed wood veneer jambs and 2 1/4" embossed casing.
2. **Wardrobe/Closet Doors:** Bi-fold flush, hollow core doors with embossed veneer jambs and casing. Swing doors installed on walk-in closets and guest closets.
3. **Passage Door Hardware:** Knob to knob style doorknobs with brushed chrome finish (LSML-C2SN/LSML-C3SN).
4. **Privacy Locks:** Privacy locks on all bathroom and bedroom doors.
5. **Door Hinges:** Three solid metal, brushed chrome mortised door hinges.
6. **Doorstops:** Hinge mounted doorstops on all interior doors.
7. **Window Trim:** All windows trimmed with embossed jamb with 2 1/4" embossed casing to match interior doors and trim.
8. **Base Molding:** Base molding 3/8" x a nominal 3" embossed to match interior doors.
9. **Closet Shelves:** Shall be a single 12" vinyl coated metal ventilated shelf with closet rod in all clothes/guest closets. 16" vinyl coated metal ventilated shelving (5 shelves) in linen and pantry closets.
10. **Bath accessories (optional):** Optional bath accessory group towel bar and tissue paper holder – installed.
11. **Mirrors:** Master baths/main bath have 16"x22" recessed medicine cabinet. Mirrors will be 36" tall with seamed edged in all baths over lavs. Single lavs will have one mirror; 60" double lavs will have two 24" mirrors.
12. **Interior Paint:** Interior walls shall consist of a heavy, solid latex primer base with a second coat of a scrubbable low gloss finish.
13. **Ceiling Finish:** Hand applied slight "knock down" finish with one coat of flat latex ceiling paint (ceiling is not finished painted).
14. **Mini Blinds:** Optional.
15. **Drape Package:** Optional.
16. **Shower Curtain:** Optional

#### **Interior Finish: Flooring**

1. **Carpeting:** Shaw Calaber continuous filament nylon carpet on 7/16", 5 lb. rebond carpet pad with tack strip.
2. **Floor Tile:** Congoleum DiamondFlor no wax vinyl flooring in kitchen, foyer, baths, laundry, utility rooms and morning rooms (where applicable).

#### **Interior Finish: Cabinets & Countertops**

1. **Cabinets:** Merillat™ Milbridge oak square kitchen and bathroom cabinets.
2. **Cabinet Height:** 30" overhead cabinets.
3. **Cabinet Hinges:** Concealed 6-way adjustable hinges.

4. **Cabinet Configuration:** Drawer over door style base cabinets with half depth shelves. One drawer bank base cabinet in kitchen (per plan).
5. **Cabinet/Drawer Pull:** Optional.
6. **Washer/Dryer Shelf:** Vented shelf above washer and dryer area. Cabinets optional.
7. **Pantry Cabinets/Closets:** Pantry cabinets/closets include five full depth shelves installed per plan.
8. **Toe Kick:** All cabinets have finished toe kick.
9. **Bath Vanities:** All bath vanities are 22" deep x 33" high with countertop per plan. Optional banks of drawers available.
10. **Countertops:**
  - **Bath Vanity Countertops:** 3/4" Imported solid granite countertops (Wheat) with 4" backsplashes and ogee edging (taper and bevel). **Note:** Backsplash and one side splash only (additional side splash optional). Granite vanity tops only available in standard sized vanities (24", 30", 36", 48", 60" – all single bowls; 60" double bowl). All other granite colors optional.
  - **All Other Countertops:** High-pressure laminate post formed (rolled edge) counter top with "no drip" edge and 4" backsplashes at all walls and around countertops. **Note:** *On peninsula tops, edges may be mixed between post formed and self-edge.*

#### **Appliances**

1. **Range hood:** 30" white or black, ventless, 160 cfm power with light.
2. **Appliances:** Optional.

#### **H.V.A.C.**

1. **Thermostat:** Wire only for thermostat.
2. **Cold Air Returns:** Efficient grill over door(s) direct flow cold air returns (non-ducted).
3. **Registers:** Perimeter in floor room registers and boots in all rooms. Toe kick under cabinet registers in kitchens and bathrooms as needed. (White for painted trim packages and tan for all others.)

#### **Two Story Specifications**

4/12 roof pitch. Both levels ceiling height is 8'. Carpeted stairs to upper level and handrails per print shipped loose. Upper level with access panel plumbing and heating ductwork provided for on site hook-up. Some structural options may be required.

#### **Cape Cod Specifications**

12/12-roof pitch. Main level ceiling height is 8'. Upper level has single windows in gable ends. All dormers and trapezoid windows are optional. Carpeted stairs to upper level and handrails per print shipped loose. Upper level has plumbing stubbed for future baths. Materials and labor to finish upper level not supplied. 36" close off door for second floor shipped loose per print. Some structural options may be required.

**Code Compliance** - *It is the responsibility of the builder/dealer to ensure that all local codes are met. If special needs exist in your county or local area, they must be submitted in writing to Hi-Tech Housing, Inc. Sales and Engineering departments prior to the final quote or purchase of home. The supplied information could change the above standard specifications. All non-conformances not submitted to Hi-Tech Housing, Inc. are the responsibility of the builder/dealer.*

**NOTE:** *Hi-Tech Housing, Inc has a continuous product improvement program making all specifications subject to change without notice. Check with Hi-Tech Housing, Inc. for current specifications and features for all homes.*