



## Hi-Tech Housing, Inc. 2000 Series Modular Standard Building Specifications

### 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/Fasteners:** 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 – 15'9" (31'6" exterior dimension).

### Exterior Wall Construction

1. **Wall Studding:** 2x6 wall studding, double dado, 16" OC (#2 SPF or better).
2. **Wall Height:** 9' (108") wall/ceiling height on ranch homes and first floor of two story homes. Second floor of two stories is 8' (96"). Cape cod homes wall/ceiling height is 8'8" (104").
3. **Top & Bottom Plates:** Double 2 x 6 top and single bottom plates (#2 SPF 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:** Dow™ Weathermate or equivalent air infiltration barrier between siding and OSB (entire home wrapped including gable ends).
6. **Window & Door Headers:** Window and door headers on exterior wall made with 3 – 2 x 6 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. Wider headers and additional blocking allows for support for hanging draperies.
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 side wall connections with mechanical fasteners.
10. **Drywall:** 1/2" horizontal drywall glued, nailed and screwed with 1/4" OSB under drywall.

### Interior Wall Construction

1. **Interior Wall Studs:** 2 x 4 interior wall studs (#2 SPF or better).
2. **Stud Spacing:** 16" OC
3. **Marriage Walls:** 8" marriage wall when home is joined; 2x4 studs (#2 SPF or better); stud spacing 16" OC; 1/4" OSB under drywall.
4. **Door Headers (non load bearing):** 2 x 4 laid on the side as header with above support studs (cripples) on each side extending to the top plate.
5. **Door Headers (load bearing):** 2 – 2 x 4 on edge sandwiched with 3/8" OSB and supported with jack studs.

### Roof Construction

1. **Roof Pitch:** 6/12 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). Higher roof loads optional.
6. **Roof Decking:** 1/2" Exposure 1 OSB roof decking with clips.
7. **Eaves:** Fixed 16" eave overhang and gable rakes on 28' wide homes; hinged eaves on 32' wide homes.
8. **Fascia Board:** 2 x 6 (#3 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 laminated ridge beam used in open span areas above ceiling (no exposed beams at ceiling mate line) in the construction of 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:** Stipple finished ceiling 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 finished ceiling with 2 coats of paint is optional.*

### Insulation

1. **Roof:** R-38 kraft back, vapor protected batten roof insulation on all homes.
2. **Walls:** R-19 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, 200-amp, 30/40-space circuit panel box (all circuits labeled).
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 sheath 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:** Two phone jacks installed; one in the kitchen and one in the master bedroom per print.
10. **TV Jacks:** Two TV jacks installed; one in the living room and one in the master bedroom per print.
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:** Three-way electrical switches at utility rooms, hallways, foyers and stairs per print.
13. **Electrical Switches:** Silent rocker style.

14. **Exterior Receptacles:** Two exterior GFI protected receptacles.
  15. **Exterior Lights:** Exterior lights at each door are brushed satin chrome porch lights.
  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 fixture with a pull chain.
  20. **Washer Receptacle:** 110 volt.
  21. **Dryer Receptacle:** 220 volt, 30-amp.
  22. **Range Receptacle:** 110 volt behind range, 220 volt, 40-amp (for electric range). **Note:** *The home is standard with a ship loose gas line and a 220-volt receptacle. If the home is ordered with a range, whatever the range requires is what will be installed for power or gas only unless specified otherwise.*
  23. **Garbage Disposal:** Wire for garbage disposal on separate switch at kitchen sink. If kitchen sink is installed in an island, a batch feed appliance may be required. Appliance optional.
  24. **Kitchen Lighting:** Up to 6 – 5" recessed can lights including 1 over the kitchen sink and 5 in the main kitchen area (per print). Kitchen islands and peninsulas (optional or standard) will include 1 or 2 additional recessed can lights depending on size.
  25. **Dining Room Lighting:** Dining room has a Queen Anne deluxe, brushed chrome with beveled glass chandelier with dimmer switch.
  26. **Breakfast Room/Nook Lighting:** Breakfast rooms/nooks have a brushed chrome Tiffany bound chandelier with dimmer switch.
  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 11" globe/dome light with a 2-bulb capacity.
  30. **Hall/Foyer/Utility Room Lighting:** Halls, foyers 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 (per plan). Requires on site hook up with hinged eaves.
9. **Washer:** Washer connection box is recessed with water lines and drain.
  10. **Range Gas Line:** Gas line shipped loose at range. **Note:** *The home is standard with a ship loose gas line and a 220 volt receptacle. If the home is ordered with a range, whatever the range requires is what will be installed for power or gas only unless specified otherwise.*
  11. **Plumbing for Ice maker:** Rough plumbing for ice maker at refrigerator with recessed box.
  12. **Kitchen Sink:** Sterling Southhaven 11402-4 stainless steel self-rimming 8" deep double bowl sink.
  13. **Bathroom Sink:** White china drop-in lavatory sink 20"x17" (L1290). (Bisque optional.)
  14. **Standard Faucets:**
    - Kitchen: Kohler Forte K-10412-CP – Single Lever Polished Chrome with Side Sprayer
    - Bath Vanity: Kohler Coralais K-15182-XF-CP – Single Lever Polished Chrome
    - Shower: Kohler Coralais K-T15611-X4-CP/304-K – Single Lever Polished Chrome Anti-Scald
    - Tub/Shower: Kohler Coralais K-T15601-X4-CP/304-K – Single Lever Polished Chrome Anti-Scald
    - Garden Tubs (per plan) – Kohler Coralais K-T15290-4-CP/300-K 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:** Sterling by Kohler
    - Shower: 60" Shower (no seats) w/ Tile Wallset – Ensemble 72130100-0
    - Tub/Shower Combination: 60" – Ensemble w/ Tile Wallset 711201-0
  19. **Toilet:** Elongated style toilets are Sterling by Kohler Windham (402215) with porcelain tank and lid and an elongated seat (1.6 gallons per flush water saver).
  20. **Bath Accessories (optional):** Optional bath accessory group towel bar and tissue paper holder – installed.

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

1. **Shingles:** GAF Timberline (30 year warranty) architectural nailed shingles.
2. **Shingle Underlayment:** Ply-dry or 15 lb. felt shingle underlayment. Tarred flashings at all roof vents and penetrations.
3. **Ice Dam:** Perimeter ice and water shield at eave overhangs of home (54").
4. **Attic Ventilation:** Hip and ridge shingles over ridge vent attic ventilation with insect screen (gable vents on end walls of cape cod models). 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 Market Square (standard colors), double 4", 44 mil thick vinyl siding fastened with aluminum siding nails – no staples.
9. **Shutters:** Louvered or raised panel 15" shutters on front door side only.

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

1. **Windows:** Windows are Style Line II by Milgard series number 6217 tilt single hung maintenance free white heavy-duty vinyl, with 3/4" insulated glaze, SunCoat Low E glass. The windows also feature "Positive Action Lock" lock automatically when window is closed. All adjoining windows have continuous frames. Standard window size is 3666 with

#### **Plumbing**

1. **Code:** State code compliant plumbing system.
2. **Water Supply Lines (installed):** 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 sweat fitted copper.
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 1" intake.
7. **Exterior Faucets:** Two exterior frost-free water faucets 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.

kitchen, bath and utility room windows sized per plan. Tilt-out bottom sash. Screens are vinyl mesh. Grids optional.

2. **Patio Doors:** Insulated Milgard 6'0" x 6'10" Low-E vinyl (per print/option) with screen door and manufactures individual lock system. Grids optional.
3. **Exterior Main Entry Door:** 3'0" x 6'8", 6-panel steel insulated "white" vinyl finish with deadbolt, peephole, knocker and brushed chrome Barcelona handle set. Colors optional.
4. **Secondary Entrance Door:** 3'0" x 6'8" 6-panel steel fire rated garage entry door with spring tension hinge and brushed chrome lever style hardware.
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:** "White" vinyl coated.
9. **Storm Doors:** Optional.
10. **Flashing:** Polybutylene adhesive backed membrane flashing used around all windows and doors.

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

1. **Interior Passage Doors:** 3'0" x 6'8" hollow core, flush birch, pre-hung doors.
2. **Wardrobe/Closet Doors:** Bi-fold hollow core flush birch doors with solid pine jambs and casing (bi-fold door knobs will be shipped loose). Swing doors installed on walk-in closets and guest closets.
3. **Passage Door Hardware:** Brushed chrome lever passage doorknob sets.
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 3/4" solid pine jamb with 3 1/4" solid pine casing stained to match interior doors and trim.
8. **Base Molding:** Base molding 3/8" x a nominal 5 1/4" solid pine stained to match interior doors.
9. **Closet Shelves:** Closet shelving is white 12" ventilated wire shelving with integrated "total slide" closet rod. Walk-in closets have dual shelves on long wall and a single shelf on the short wall. All other bedroom closets have single shelving. Linen and pantry closets will have five 16" vented wire shelves.
10. **Mirrors:** Master baths have tri-door recessed mirror/medicine cabinets with a brushed chrome light bar. Secondary baths have mirrors sized to fit, polished edge, wall mounted with top and bottom chrome "J" bars with a brushed chrome light bar.
11. **Interior Paint:** Interior walls shall consist of a heavy, solid latex primer base with a secondary topcoat of a scrubbable low gloss finish.
12. **Ceiling Finish:** Stipple finished ceiling with two coats of flat latex ceiling paint (ceiling is not finished painted).

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

1. **Carpeting:** 32 oz Sensational Color by Mohawk or equivalent with 1/2" 6 lb. rebond carpet pad with tack strip.
2. **Floor Tile:** Congoleum™ 25 mil Legacy Plus design no wax vinyl roll goods in kitchen, foyer, baths, laundry, utility rooms and morning rooms (where applicable).

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

1. **Cabinets:** Merillat™ Seneca Ridge raised panel oak square kitchen and bath cabinets with 2" crown molding (CM) on all

overhead kitchen cabinets and pull out shelf kits in all kitchen base cabinets (except sink base 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 one lazy susan located in corner base cabinets (per plan). Kitchen sink bases have tilt out soap trays. One drawer bank base cabinet in kitchen (per plan).
5. **Washer/Dryer Cabinets:** Two white 15 x 30 cabinets, Merillat Rutland II, with a clothes rod between over the washer and dryer (per plan).
6. **Pantry Cabinets/Closets:** Pantry cabinets/closets include 5 full depth shelves installed per plan.
7. **Toe Kick:** All cabinets have finished toe kick.
8. **Bath Vanities:** All bath vanities are 22" deep x 33" high with countertop per plan with bank of drawers for vanities larger than 24" wide.
9. **Countertops:** High-pressure laminate post formed (rolled edge) counter top with 4" backsplashes at all walls and around counter tops with "no drip" front edge. **Note:** *On peninsula tops, edges may be mixed between post form and self edge.*

#### **Appliances**

1. **Range Hood:** 30" white or bisque, 160 CFM power ventless with light.
2. **Appliances:** Optional.

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

1. **Thermostat:** Wire only for thermostat.
2. **Cold Air Returns:** Partially installed high on the walls ducted through the floor with a floor boot and completed on site by others.
3. **Registers:** Perimeter 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.)
4. **Wall Stacks:** Wall stacks for multi-story homes with flex ducts connected to boot.

#### **Two Story Specifications**

6/12 roof pitch. Main level ceiling height is 9'; 8' ceiling height for upper level. Carpeted stairs to upper level and handrails per print shipped loose. Upper level with access panel plumbing and heating duct work provided for on site hook-up.

#### **Cape Cod Specifications**

12/12 roof pitch. Main level ceiling height is 8'8". 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.

**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-conformance 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.*