



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:** 2x6 wall studding, double dado, 16" 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.
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 allow for support for hanging draperies. (Block level with top of opening – 2x6 block.)
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. **Drywall:** 1/2" horizontal drywall glued, nailed and screwed with 3.4mm luan under drywall.

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 3.4mm luan 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:** 5/12 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.
8. **Fascia Board:** 2 x 6 (#2 SPF or better) in 14' lengths.
9. **Attic Access:** Attic access with light.
10. **Roof/Wall Sealant:** Flexible acrylic sealant at wall/roof joint.
11. **Mate Line Ceiling:** Pre engineered LVL ridge beam used in open span areas above ceiling (no exposed beams at ceiling mate line – per plan) in the construction of the roof. Drywall will be held back 12" from mate line for on site completion.
12. **Ceiling Board/Rafter Fastening:** Urethane bonded rafter/ceiling board construction (no mechanical fasteners).
13. **Ceiling Type:** Flat ceilings throughout installed with no butt joints – only mudded tapered joints.

Insulation

1. **Roof:** R-40 blown cellulose 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:** Spray foam 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:** Square D with white metal door, 200 amp electrical service, 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. Two additional 2" wire chase – one to attic and one to basement.
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:** 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 – up to three.
13. **Electrical Switches:** Toggle switches throughout.

14. **Exterior Receptacles:** Two exterior GFI protected receptacle.
15. **Exterior Lights:** White exterior coach light at all exterior doors (shipped loose for site installation).
16. **Attic Lighting:** One attic light is a fixture with a pull chain.
17. **Washer Receptacle:** 110 volt.
18. **Dryer Receptacle:** 220 volt, 30 amp.
19. **Range Receptacle:** 110 volt behind range, 220 volt, 40-amp (for electric range).
20. **Garbage Disposal:** Optional wiring for garbage disposal on separate switch at kitchen sink.
21. **Kitchen Lighting:** Up to six recessed can lights (6") including one over the kitchen sink and five in the main kitchen area – per print.
22. **Dining Room & Breakfast Room/Nook Lighting:** A 5 or 3-prong brushed nickel light fixture. Dimmer switch optional.
23. **Bedroom/Den Lighting:** Switched receptacle.
24. **Living Room/Great Room Lighting:** Switched receptacle.
25. **Walk-In Closet Lighting:** Walk-in closets have a switched 8" globe/dome light with a single bulb capacity.
26. **Hall/Utility Room Lighting:** Halls and utility rooms have a switched 11" globe/dome light with a 2-bulb capacity.
27. **Bathroom Lighting:** Brushed chrome light bar over vanity sized per print.
28. **Exhaust fans:** Exhaust fans in all baths are 50 CFM fan/light combination with separate switch for the fan and light.

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 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 ¾" intake.
7. **Exterior Faucets:** Two exterior frost-free water faucets with back flow protection.
8. **Dryer Vent:** Vent is recessed into the wall and installed through the floor.
9. **Washer:** Washer connection box is recessed with water lines and drain.
10. **Plumbing for Icemaker:** Rough plumbing for icemaker at refrigerator with recessed box.
11. **Kitchen Sink:** Stainless steel double bowl kitchen sink (Enex 3322-8BS4-36)
12. **Bathroom Sink:** White oval china bowl with popup drain and overflow.
13. **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

14. **Showerheads:** Installed and reinforced 80" above finished floor.
15. **Tub Drain:** Tiptoe style with overflow.
16. **Garden Tubs:** Per plan will be fiberglass (Frontline) (Corner Apron Tub – CT5555; Oval Drop In – ST-6042; Rectangle Drop In – T-6036).
17. **Tubs/Showers:** Frontline (one piece fiberglass)
 - Shower: 60" w/ Seats SDS603779
 - Tub/Shower Combination: TB603375
18. **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 savings).

Exterior Finish: Siding, Shutters and Shingles

1. **Shingles:** IKO Cambridge 30-year warranty, nailed shingles.
2. **Shingle Underlayment:** 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:** 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 soffit.
6. **Fascia:** White 6" ribbed aluminum hand nailed.
7. **Drip Edge:** White aluminum drip edge.
8. **Siding:** Crane American Dream Edge, double 4", .040" average thickness residential vinyl siding fastened with aluminum siding nails – no staples.
9. **Shutters:** Louvered or raised panel 15" 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, ¾" dual pane glass and low "E". 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. Grids optional.
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. Grids optional.
3. **Exterior Main Entry Door:** 3'0" x 6'8" 6-panel insulated "white" vinyl finish steel front entry door with peephole, knocker, dead bolt and Barcelona style satin nickel door handle. Colors optional.
4. **Secondary Entrance Door:** 3'0" x 6'8" 6-panel "Fire Rated" garage entry door with spring tension hinge, satin nickel lever 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" (per plan) six panel hollow core, embossed wood grain/tone, pre-hung interior doors with three solid mortised hinges, solid wood jambs and 2 1/4" stained pine casing.
2. **Wardrobe/Closet Doors:** Bi-fold six panel, hollow core doors with stained pine jambs and casing. Swing doors installed on walk-in closets and guest closets.
3. **Passage Door Hardware:** Lever style hardware with brushed chrome finish.
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 stained pine jambs with 2 1/4" stained pine casing to match interior doors and trim.
8. **Base Molding:** Base molding 3/8" x 3" stained pine 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. **Mirrors:** Master baths/main bath have 16"x22" recessed medicine cabinet. Mirrors will be 36" tall with seamed edged in all baths over lavs.
11. **Interior Paint:** Interior walls shall consist of a heavy, solid latex primer base with a second coat of a scrubbable low gloss finish.
12. **Ceiling Finish:** Stipple/textured finish with one coat of flat latex ceiling paint. **Note:** Ceiling drywall is installed to the edge at the mate line. The texture is held back 16" 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 two coats of paint is optional.

Interior Finish: Flooring

1. **Carpeting:** Mohawk Weston Hill – 30 oz. polyester carpet with 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™ Spring Valley 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. **Washer/Dryer Shelf:** Vented shelf above washer and dryer area.
6. **Pantry Cabinets/Closets:** Pantry cabinets/closets include five 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. Optional banks of drawers available.
9. **Countertops:** High-pressure laminate post-formed (rolled edge) countertop with 4" backsplashes at all walls and around countertops with "no drip" front edge. **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:** Partially installed high on the walls cut through the floor and completed on site by others.
3. **Registers:** Perimeter in floor room registers and boots in all rooms. Toe kick under cabinet registers in kitchens and bathrooms as needed.

Two Story Specifications

5/12 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.*