



Standard Specifications

Foundation

- 8 inch x 8 inch x 16 inch concrete block piers with brick curtain wall foundation
- 8 inch x 16 inch automatic foundation vents
- 6 mil poly vapor barrier in crawl space

Floor System

- 2 inch x 10 inch floor joist
- Double 2 inch x 10 inch girders per plans and specs
- 3/4" Advantek 50 year floor decking glued and nailed
- Luan underlayment under all NAFCO Luxury vinyl tiles

Exterior Walls

- 2" x 4" studs, 16" on center
- Double top plates on all walls
- 7/16" OSB Structural Sheathing on home
- House Wrap on the outside of the OSB Sheathing

Interior Walls

- 2" x 4" studs, 16" on center throughout home
- Double top plates on all walls
- 1/2" drywall screwed and nailed
- Standard ceiling height 9 feet, raised and cathedral ceilings optional

Roof System

- 2" x 6" stick frame at 16" on center
- 7/16" OSB roof sheathing with metal clip joints
- 15 lb. felt cover underlayment
- Fire rated, Algae resistant, 35 year architectural shingle
- Ridge vents for continuous ventilation
- Gutters and Industrial size downspouts, with 5 foot black pipe

Plumbing

- PEX supplied water lines
- 50 gallon, quick recovery, electric hot water heater, Rinnai tankless water (optional)
- Stainless Steel, double bowl, 8" deep kitchen sink
- Delta Faucet with pull out sprayer in kitchen (Stainless Steel, Diamond Seal Technology)
- Delta fixtures in all bathrooms
- Molded fiberglass tubs in baths and powder rooms
- American Standard and Gerber toilets
- Washer/dryer hook-ups vented outside
- 2 outside frost-free water spigots, at your specification
- (Delta Faucets has lifetime warranty)

Heat and Air

- American Standard electric heat pumps 15 Seer
- Geo-thermal units are optional
- Insulated air duct system (R-8)

Electrical

- All electrical meets or exceeds state and local codes
- 200 amp service with circuit breakers
- 2 GFI outside electric outlets
- Switched attic light and crawl space light
- Exhaust fans in bathrooms
- Switched lights in walk-in closets
- Electric smoke detectors with battery backup per code
- All light fixtures are brushed nickel standard

Insulation

- R-38, Owens Corning ceiling insulation
- R-13, wall insulation
- R-19, floor insulation
- House Wrap

Exterior Finish

- Steel, insulated foam core doors (Front Door is Fiberglass Door)
- Deadbolt security locks
- Vinyl siding standard. Brick, Hardiplank and cedar are among other available exterior options
- M & W vinyl, insulated, single hung (lower window tilt out for easy cleaning), Low-E with DP-50 rating
- Porches, porch rails, stoops and steps per plan and code
- Vented, vinyl soffits on all vinyl and brick homes
- All decks built with pressure treated lumber screwed

Interior Finish

- 5/8" sheetrock ceilings smooth finished
- 1/2" sheetrock walls, screwed and nailed, taped and sanded with 2 coats of premium paint
- 2 ¼" window and door trim
- 5 ¼" MDF baseboard throughout house
- Mirrors and toilet paper holders provided
- Wide variety of color choices for 25 ounce carpet with stain guard protection
- NAFCO Luxury Vinyl Tiles
- Ceramic and Hardwoods optional

Appliances

- Included is a \$2,500 appliance package

Garage

- 24 ft. x 24 ft. with one 18 foot door
- Finished sheetrock with fluorescent light
- Double garage doors are optional

Warranty

- **2/10 HOME WARRANTY**
- **CLINE BUILDERS CRAFTSMAN FIT AND FINISH COSMETIC WARRANTY**