

Floors

- Floor joists are 2x10, 16" on center with solid block bridging (Modules exceeding 15'3" will have 12" O.C. joist spacing)
- Front and rear perimeters are Double 2x10's
- The floor framing of each module includes double 2x10's at the mating area
- Floor decking is ¾" tongue and groove OSB

Walls

- Air infiltration "Green Guard Rain Drop" building wrap on all exterior walls
- Exterior walls studs are 2x6, 24" on center with R-21 insulation
- All receptacles & switches in exterior walls are sealed to prevent air infiltration
- Interior partitions (except mating wall) are 2x4 studs, 16" OC
- Mating wall construction is double 2x3, 16" OC
- Exterior wall sheathing is 5/8" OSB
- All interior walls are ½" drywall, smooth finished & prime painted

Roof & Ceilings

- Ceiling heights are full 96" (8'-0")
- Ceiling insulation is R-38 (12")
- Roof sheathing is 5/8" OSB
- All interior ceilings are 5/8" drywall, smooth finished & prime painted
- Roof shingles are CertainTeed Limited Lifetime Architectural & installed over #15 felt paper
- Ice & water shield (54" wide)
- Fascia & drip edge are white aluminum (fascia boards are 2x6)
- All eaves feature white vented soffits
- Standard roof pitch is 5/12, truss framed at 24" OC
- Cape Cod roof pitch is 12/12, truss framed at 24" OC
- Gable overhangs & shingle over ridge vent are standard on pitched roofs

Kitchens

- Standard kitchen features include...
- - North Point Essentials Collection, Hotter as Series
- - 33" or 36" Refrigerator overhead cabinet (Per plan)
- - A drawer base cabinet (plan permitting)
- - 6" Slim fit LED light over kitchen sink
- - (1) surface ceiling light
- - Square-edge laminate countertops with integral backsplash
- - Chateau, double-bowl stainless steel sink
- - Moen single lever faucet with spray chrome
- - A lighted range hood with a 2-speed vent fan
- - 110 Volt electric receptacle at range area

Baths

- Standard bath features include...
- - White framed mirror with sconce over all vanities
- - One-piece white fiberglass tub/shower unit(s)
- - Cultured marble vanity tops (solid white)

Bath (cont'd)

- - North Point, Essentials Collection, Polar White with matching toe kick
- - Ceiling mount vent & light combination with individual switches
- - Chateau chrome, single lever lav faucet(s) & antiscald shower mixing valve(s)
- - 1.28 Gal. white elongated toilet(s)
- - Chrome bath accessories

Interior

- Kitchen, dining area & bath(s) feature luxury vinyl tile (LVT) floor tile
- Dining room includes carpet & pad (Plan permitting)
- Stain-resistant, plush carpet & padding is installed throughout the balance of the home
- Closets are fully trimmed
- Closet shelves are ventilated wire style
- - One shelf in each guest & wardrobe closet
- - Four shelves in linen & pantry closets (LorP)
- - One shelf in broom closets (BC)
- Brushed nickel locksets are installed at all swing doors. Privacy locksets are standard at bathroom & bedroom doors
- Each home includes an interior lighting package featuring a dining room chandelier
- Interior doors are white painted hollow core, 6-panel smooth finish colonial style with 3 hinges & white wood colonial trim
- Door, window & base moldings are full profile colonial, painted white wood. Windows are picture framed
- All stairs, 1st to 2nd, (unless noted) feature half walls w/wall mounted rails
- Front door chime is included

Exterior

- Windows are single-hung vinyl with tilt-clean feature, screens, low-E glass, argon gas filled
- The exterior door(s) are insulated 6-panel embossed colonial doors. Exterior door(s) are keyed alike and include solid vinyl jambs & brick mold
- Sliding patio doors are 6'-0" minimum with screens, low-E glass, argon gas filled,
- Matching light fixtures at entry doors
- Vinyl siding is CertainTeed (Mainstreet), 4/4profile

Electrical

- GFI protection is provided in kitchens & baths as required by code
- ARC fault protection is provided as required by code
- AC/DC smoke detectors are installed as required by code
- A 40 breaker, 200 AMP panel box is standard with each home
- Two exterior weatherproof GFI receptacles are included
- An additional smoke detector is included for basement installation
- Combination electrical outlet/USB charger port in kitchen
- Bath(s) include ceiling mount fan/light combination with individual switches

Plumbing

- All fresh water supply lines are plumbed with PEX piping
- Factory installed shut-off valves are included below each sink & toilet supply
- Drain, waste & vent piping is cellular core PVC scheduled 40

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