

# RANCH & CAPE STANDARD FEATURES

## FLOOR CONSTRUCTION

2X10 Floor Joists 16" O.C.  
¾" T&G OSB Floor Decking  
Insulated Basement Stairwell

## EXTERIOR WALLS

2X6 Studs 16" O.C.  
Double 2X6 Top Plates  
8' Wall Height  
Structural OSB Sheathing  
Whole House Wind Wrap  
Vinyl Siding

## INTERIOR WALLS

2X4 Interior Wall Studs 24" O.C.  
2X4 Marriage Wall Studs 16" O.C. with  
OSB Sheathing  
Primed ½" Smooth Drywall Throughout

## ROOF AND CEILING

8' Flat Ceiling  
5/12 Roof Pitch with 12" Eaves  
7/12 Roof Pitch with 12" Eave (4M Models)  
Pre-Engineered 40# Roof Trusses 24" O.C.  
90 MPH Wind Exposure C Wind Load Design  
Ice Shield  
Structural OSB Roof Decking  
Shingle Over Ridge Vent Ventilation  
Vented Vinyl Soffit  
Aluminum Fascia  
Aluminum Drip Edge on all Roof Edges  
Smooth Drywall Ceiling  
Architectural Shingles  
(Limited Lifetime Warranty)  
Synthetic Roof Underlayment

## INSULATION

Exterior Walls R-21 Fiberglass Insulation  
Ceiling R-38 Fiberglass Batt Insulation

## PLUMBING

PEX Water Lines Stubbed Through Floor  
Drain, Water and Vents Stubbed Through Floor  
Shut Off Valves for all Sinks, Lavs and Toilets  
Plumb, Wire and Vent for Washer/Dryer  
Recessed Dryer Vent Box  
Oetiker Clamps

## EXTERIOR DOORS AND WINDOWS

3/0 x 6/8 6-Panel Fiberglass Door with Nickel  
Hardware & Composite Jambs at Front  
& Rear Primed White  
Door Pan on Exterior Doors  
Low-E Vinyl Insulated Single Hung Argon Filled  
White Windows – Mulled where Applicable  
Front & Rear Door Delaney Lockset  
15" Raised Panel Shutters Door Side

## INTERIOR DOORS AND TRIM

2-Panel Painted White Interior Doors w/ Lever  
Passage Sets and 3 Mortise Hinges  
36" Interior Doors – Where Available  
Privacy Locks on Bedroom & Bath Doors  
Door Stops  
White Wood Colonial Moulding Package  
Wire Shelving all Closets and Washer / Dryer  
Area  
Brushed Nickel Hardware

## FLOOR COVERING

Congoleum Vinyl Flooring  
(Kitchen, Baths, Utility and Foyer)  
25 oz. Carpet with Stain Protector  
8# Rebond Carpet Pad

## KITCHEN

¾ Overlay Classic Craft Cabinetry  
- KCMA Certified  
Hardwood 5-Piece American Maple or  
Rustic Elm Mission Flat Panel Doors  
Craftsman Cabinet Crown Moulding  
42" Height Kitchen Overhead Cabinets  
Dovetailed Drawers  
Soft Close Cabinet Hinges  
Soft Close Undermount Drawer Guides  
Laminate Countertops with Crescent Edge  
8" Deep Stainless Steel Kitchen Sink  
Brushed Nickel Metal Faucet with Pulldown  
Sprayer  
Stainless Steel Range Hood  
Cabinet Pulls (Antique Silver, Matte Black, or Brushed  
Gold)  
Corner Base Lazy Susan (where applicable)  
USB Receptacle II



## BATHS

Brushed Nickel Metal Faucets  
Anti-Scald Valves for Showers & Tubs  
Laminate Countertops  
Square China Lavs  
Raised Elongated Toilets  
Lighted Exhaust Fans with Insulated Ducts  
2-Arm Light at Vanity  
60" One Piece Fiberglass Tub/Shower  
Fiberglass Soaker Tub (per plan)  
48" One Piece Fiberglass Shower with Glass  
Shower Enclosure (per plan)  
Double Bowl Bath Vanity (per plan)  
Black Framed Mirrors  
Linens with Drawers (where available)

## ELECTRICAL

200 AMP Electrical Service with 40/40 Panel  
Box  
2 GFI Exterior Receptacles with In-Use Covers  
Gatsby Light at Front Exterior Door  
Patina Lantern Light at Rear Exterior Door  
Recessed LED Lighting T/O  
Smoke Detectors with Battery Back-up  
Wire for Electric Range  
Carbon Monoxide Detector(s)  
Electric Doorbell at Front Door

## CAPE MODELS

12/12 Roof Pitch with 12" Eaves  
(9/12 on 4MC Models)  
Close-Off Package for 2nd Floor Including  
Interior Door and Partitions for On-Site Install  
3/4" OSB Floor Decking for 2nd Floor –  
\*Shipped Loose\*  
(2)'110' Electrical Circuits to Junction Boxes  
for Future Lights – Electrical Circuit to  
Junction Box for Future Smoke Detector(s)  
– Electrical Circuit to Junction Box for Future  
3-Way Light on 2nd Floor  
Rough-In Plumbing for Future Bath  
Stairs with Railing, Handrail and Carpet  
Shipped Loose  
(2nd Floor Gable End Windows Optional)



LONG LIVE HAPPY HOMES®