

House Floor Width & Roof Standards

Floor width 26' wide
Floor crawl space model (stairway available)
Roof truss 5/12 24" oc 50lb roof load
Roof eave and rake 10"
Roof sheeting 7/16"
Roof sub fascia 2x6
Roof attic access
Ceiling drywall 5/8"

Structural Standards

Floor joist 2 x 8 16" oc
Floor deck 3/4" T & G cut back at mate line
Floor band joist doubled sidewall, mate line
Ceiling 8' height through out
Walls exterior 2 x 4 16" oc, double top plate, 1/2" drywall
Walls interior 2 x 4 24" oc 1/2" drywall
Walls mate line 2x3 16" oc 1/2" drywall
Walls exterior sheeted W/ 7/16 OSB side and end walls

Heating Standards

Heat register and boots
Main Duct and furnace not provided std. (see options)

Plumbing Standards

CPVC supply stubbed through floor
Shut offs all exposed supply lines
PVC drain lines stubbed through floor
Kohler single lever faucets, vanity, tubs, kitchen sink-
lifetime warranty
Kohler stainless steel sink kitchen
Proflo commode and tank
China lavs with overflows
Fiberglass tub & shower/enclosures, per print
All network of plumbing not included under floor (see truss option)

Electrical Standards

200 amp Siemen service panel 40/40
Copper wire per code
Ground fault protection per code
Smoke detectors per code
Switched receptacle in living room & bedrooms
Ceiling lights, halls, utility & dining room
Recessed flush mount canister lights in kitchen
Porch lights by all exterior doors
Pendant lights over mirrors all baths
Broan light vent combination all baths
Range hood with light
Outside recept front and rear
Telephone jacks kitchen and master bedroom

Exterior Finish, Window, Door & Insulation Standards

Ice dam protection eaves
Housewrap
R-11 paperback batt insulation all exterior walls
R38 blown attic insulation
Vinyl 4x4 siding, prepped for sill plate fastening
Vented vinyl soffit
Aluminum fascia
25 yr. 3 tab shingles
Vinyl single hung thermopane windows with screen
Vinyl casement window over kitchen sink –per plan
Grids between glass
Tip out sash Low E Glass
15" shutters front of home
Steel insulated exterior doors, 6 panel white
Dead bolts keyed alike
Front door peep hole and knocker
Rear door 20 minute fire rated

Cabinet Standards

Merillat Oak Millbridge recessed panel per plan
Crown molding over kitchen wall cabinets
Lazy susans in corner per plan
Raised angle wall cabinet in corner per plan
Raised Pantry Cabinet per plan
Bank of drawers in base cabinets - bathrooms
Post form laminate counters with back splash

Interior Door and Trim Standards

6 panel oak embossed finish on interior doors
Mortised hinges all doors
Lever action passage and privacy locksets
Wood base & door casing oak embossed finish
Wood casing and jamb with oak embossed finish all windows

Floor Covering Standards

Carpet 16oz Olefin ship loose not installed
5 lb rebond carpet pad ship loose
Vinyl roll goods installed in the
kitchen, baths, utility and foyer per plan

Interior Finish Standards

Smooth wall finish painted white with hi-build primer
Stipple finish ceiling painted white with hi-build primer
Flush transition at ceiling line no beam
Epoxy coated wire shelves closets & utility

Appliances

Range hood over stove area
No appliances standard (see options)

Warranty

One year, 10 year structural as described on web page
www.rochesterhomesinc.com (ID102006)

Advantage

Accepted by: _____

Date: _____