

# Rochester Standard Two Story Specifications

## House Floor Width & Roof Standards

Floor width 26', 28' or 30' per plan (all available up to 30' wide)  
Floor crawl space model  
Roof truss 6/12 24" oc 50lb roof load (available 9/12)  
Roof eave and rake 10"  
Roof sheathing 7/16"  
Roof sub fascia 2x6  
Roof attic access  
Ceiling drywall 5/8"

## Structural Standards

Floor joist 2x10 16" oc upper and lower levels  
Floor deck 1 1/16" cut back at mate line, double layer  
Floor band joist doubled sidewall, mate wall  
Ceiling joist lower level 2x6 16" oc  
Ceiling 8' height through out (available 9')  
Walls exterior 2x6 16" oc double top plate, 1/2" drywall  
Walls interior 2x4 16" oc 1/2" drywall  
Walls mate line 2x3 16" oc 1/2" drywall  
Walls exterior sheeted W/ 7/16 osb side end & mate line

## Heating Standards

Heat register and boots  
Oval runs for upper level supply  
Main Duct and furnace not provided std. (some models available)  
Return air cavity per plan

## Plumbing Standards

CPVC supply stubbed through floor  
Shut offs all exposed supply lines  
PVC drain lines stubbed through floor lower level  
Freeze proof faucet installed  
Kohler single level faucets, Vanity, tubs, kitchen sink-  
Lifetime warranty  
Kohler spray attachment kitchen sink  
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 lower level floor (some available)

## Electrical Standards

200 amp Siemen service panel 40/40  
Copper romex 12-2 wire all general circuits  
Copper romex wire other circuits sized accordingly  
Ground fault protection per code  
220V provided for dryer per plan  
Smoke detectors per code  
Switched receptacle in living room  
3 way switches per plan  
Ceiling lights, double bulb, all rooms except living room  
Recessed flush mount canister lights in kitchen  
Large porch lights by all exterior doors  
Pendant lights over mirrors all baths  
Broan light vent combination all baths  
Range hood with light  
Attic light  
Door chime front and rear doors  
Telephone jacks kitchen and master bedroom  
Outside recept front and rear

Accepted by: \_\_\_\_\_

## Exterior Finish, Window, Door & Insulation Standards

House wrap  
Ice dam protection eaves  
R-19 paperback batt insulation all exterior walls  
R38 blown attic insulation  
Vinyl 4x4 siding, prepped for sill plate fastening lower level  
Vinyl siding ship loose for on site upper level install  
Vented vinyl soffit  
Aluminum fascia  
30 year architectural shingles  
Andersen Silverline single hung windows (see Window Options)  
Vinyl casement window over kitchen sink –per plan  
Grids between glass  
Tip out window sash Low E Glass  
15" louvered shutters all windows  
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  
Wall cabinets over washer and dryer, per plan  
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  
Wood base and door casing oak embossed finish  
Mortised hinges all doors  
Lever action passage and privacy locksets  
Wood casing and jamb with oak embossed finish all windows

## Floor Covering Standards

FHA certified wear-dated carpet 33 oz. ship loose not installed  
Carpet provided for upper level stairs ship loose  
5 lb rebond carpet pad ship loose  
Vinyl roll goods or 16 x 16 vinyl tile installed in the kitchen, baths, utility, foyer & morning room, 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  
Stairway banisters not provided on most plans

## Appliances

Range hood over stove area  
No appliances standard

## Warranty

One year, 10 year structural as described on web page  
[www.rochesterhomesinc.com](http://www.rochesterhomesinc.com) (ID102006)



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