



## Homestead Specifications

### INTERIOR

- 8' sidewalls (8'6" opt. avail.)
- Smooth finish 1/2" drywall throughout all rooms and closets
- Smooth finish 5/8" drywall ceilings throughout
- Primed drywall walls and ceiling (one coat white primer)
- Full-tape finished drywall ceiling/wall joint
- White Colonial molding package
- White wood window and door jambs
- White 6-panel doors with (3) mortised hinges
- 2/8 interior doors in all bedrooms and utility
- Nickel or Bronze lever handle (includes privacy locks on all bedrooms and baths)
- Shaw Mantra carpet installed in bedrooms, living and hall
- Vinyl floor coverings in foyer, kitchen, baths and utility
- 12" coated wire shelves in all closets with "easy glide" hanger rails
- (3) 16" tight mesh wire shelving in pantry or linen
- Nickel or Bronze hanging light in dining room

### EXTERIOR AND CONSTRUCTION

- 2x10 Floor joists @ 16" O.C with double rail at load bearing sides
- End nailed joists on marriage and non-load bearing sides
- 2x6 exterior walls @ 24" OC (16" OC opt. avail.)
- 7/16" OSB sheathing on all exterior walls
- 5/8" (nominal) OSB floor decking T&G
- Interior partition walls @ 24" OC
- Double marriage walls 8" (2x4) @ 24" OC (16" OC first floor of Two-Story)
- One and Two-Story plans include 6/12 pitch, 24" OC trusses (50#)
- Cape plans include 10/12 pitch, 24" OC trusses (50#)
- 7/16" OSB roof sheathing with H-clips
- Shingle underlayment with ice shield
- 30-year architectural shingles
- Shingle-over roof vent (shipped loose)
- 12" overhangs on front and rear with vented soffit
- 12" vented overhangs on gable ends with vented soffit
- 6" aluminum fascia over 2x6 (for solid gutter mounting)
- Vinyl SH thermopane Low-E windows with screens and bottom tilt sash
- 3/0 or 2/8 x 6/8 ThermaTru fiberglass front and door with peep and Dura-Frame jams
- Door pans under all exterior doors
- Nickel or Bronze KwikSet Smart Key exterior locksets with deadbolt
- Exterior light at front and rear door (white or black)
- 4x4 ship lap vinyl siding

### MISCELLANEOUS

- Cape and Two-Story plans include angled half wall with wood cap and wall mounted handrail
- Ten-year structural warranty
- Panel box is dropped to basement (for full basement plans)

### UTILITIES

- HVAC boots and registers—return air grills by room
- Full-size 200amp main service with circuit breaker protection
- GFI protection for two exterior receptacles (one front and rear)
- PVC drain lines and PEX water lines stubbed through floor
- Plumbing for washer and wire for gas or elec. dryer
- Wire and plumb for dishwasher
- Combination smoke/CO detectors per state code
- Water shut-off valves throughout
- Nickel or Bronze ceiling lighting in bedrooms, hallway and utility
- Door chime at front door

### KITCHEN

- Legacy Crafted Cabinets - Homestead Series Cabinets in 5pc Shaker Maple - Available in 5 colors featuring:
  - Soft close full-access drawer guides
  - Cabinet hardware
  - Matching crown molding on overhead cabinets
- Laminate countertops with self edge and 4" backsplash
- Double bowl stainless steel sink
- High arc faucet in Stainless Steel
- 36" wide refrigerator openings
- Wired for electric or gas range and GFI wired kitchen receptacles
- (5) LED recessed can lights

### BATHS

- Legacy Crafted Cabinets - Homestead series Cabinets in 5pc Shaker Maple - Available in 5 colors featuring:
  - Soft close full-access drawer guides
  - Cabinet hardware
  - Comfort height vanity with cubby storage in Master
- One Piece Fiberglass tubs
- Nickel or Bronze single lever lav faucets
- Nickel or Bronze shower and tub faucets
- Porcelain vanity bowls in all baths with pop-up drain assemblies
- GFI wired bath receptacles
- Power vent ceiling fans with light in each bath
- Wood framed vanity mirrors (matched to cabinets)
- Nickel or Bronze 3-bulb vanity lights
- 1.6 gallon porcelain elongated bowl toilets
- Finished drywall flange around tubs and showers

### INSULATION

- R-49 insulation with vapor barrier in ceiling (R-30 in Cape Model)
- R-21 fiberglass batt insulation (6") with vapor barrier in sidewalls
- Air infiltration barrier wrap
- Basement entry walls standard with R-11 insulation
- Foam gaskets on all exterior wall receptacles and switches
- Rated sealant tape around windows to stop air infiltration
- Caulked seams on exterior sheathing
- Foam gasket at marriage wall perimeter
- 1/2" high density, continuous insulation barrier above and below all exterior walls
- Insulated headers over windows and doors

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