



# Classic Series Specifications

Each New England Home is individually crafted to meet or exceed the high standards listed below. However, you may work with your Independent Builder to custom design a New England Home to meet your exact specifications.

## Floor Systems:

- 2" x 8" or 2" x 10" floor joist 16" on center as required by span with double rim joist. Steel joist hangers or ledger as required
- ¾" tongue & groove floor decking glued and fastened
- Solid wood bridging installed at center spans
- 3½" concrete filled steel support columns provided

## Exterior:

- 2" x 6" studs, 16" on center
- Air infiltration barrier applied at sole and cap plates
- R-21 kraft faced insulation
- 7/16" wall sheathing glued and fastened
- Typar House Wrap
- PlyGem Classic Series Traditional vinyl exterior double hung windows with Low-E, argon filled glass, brick mould profile, white GBG and full screens
- Vinyl sliding patio door per plan
- Insulated fiberglass smooth doors with wood frame, adjustable oak threshold
- Door chime at front and rear doors
- Double 4 vinyl siding in 12 colors with matching corners
- 5/8" OSB roof sheathing, ply clips used with 24" o.c. framing
- 6/12 roof pitch; 12/12 roof pitch standard on Capes
- White galvanized drip edge
- 30 year fiberglass architectural roof shingles (6colors) over #15 felt paper
- Ice and water barrier at eaves
- 10" (nominal) roof overhangs on front and rear of Colonials and Ranches
- 6" (nominal) roof overhangs on front and rear of Capes
- 6" (nominal) gable end overhangs on Colonials and Ranches. Gable end overhangs are optional on Capes
- R-49 fiberglass ceiling insulation (NH & VT)
- R-38 fiberglass ceiling insulation (CT, MA, ME, & RI)
- R-38 fiberglass ceiling insulation and R-38 high density 2<sup>nd</sup> floor insulation in Cape with folded roof system (R-19 2<sup>nd</sup> floor insulation when 2<sup>nd</sup> floor is to be finished prior to occupancy)
- Kleer, or equivalent, PVC rake and fascia trim
- Vented vinyl soffit
- "Shingle Over" ridge vent

## Interior:

- 2 x 4 studs, 16" on center interior wall framing
- Full 8' ceiling height; 7'-7¼" ceiling height on unfinished Cape 2<sup>nd</sup> floors
- 5/8" gypsum board on ceilings with smooth finish
- ½" gypsum board on walls
- All interior drywall surfaces are primed
- Primed, 6 Panel hollow-core (smooth) 3-hinged interior door
- Primed, louvered door at washer & dryer closet
- Brushed nickel finish passage and privacy lock sets
- Primed, finger jointed colonial 2½" casing and 3½" baseboard and door jambs (Ranches, unfinished Capes only)
- Primed, finger jointed colonial 3½" casing and 5¼" baseboard and door jambs (Colonials, finished Capes only)
- "Total Slide" pre-finished ventilating closet shelving

## Kitchen:

- Merillat series cabinetry in Seneca Ridge Oak or Spring Valley Maple (36" overhead cabinets with crown moulding)
- Laminate counter top (290 wrap)
- Built-in Dishwasher
- Ductless range hood (ducted when required by code)
- Double bowl, 8" deep stainless steel sink
- Moen single lever faucet and spray
- Open above kitchen cabinets
- Crown molding above wall and tall cabinets

## Bathrooms:

- Merillat "Classic" series cabinetry in Seneca Ridge Oak or Spring Valley Maple
- Laminate vanity top with china drop-in basin
- Fixture colors: white, bone
- Moen single lever faucets
- One-piece smooth finish fiberglass tub/shower unit or shower
- Shower rod, towel bars, paper holder
- All shower valves incorporate anti-scald single lever valving
- Broan direct vent bath fan
- Elongated water closet bowl

## Plumbing and Electrical:

- Hot water baseboard heat
- Pex plumbing
- PVC drain, waste and vent lines
- 200 AMP main service panel with circuit breakers
- Ground fault protected receptacles provided in kitchen, bath & exterior locations as required by code
- Hard wired smoke and CO detectors with built-in battery back up provided as required by code
- Two pre-wired telephone jacks: kitchen and one bedroom
- One pre-wired cable television jack in specified location
- Basement light fixtures installed
- Digital thermostats, emergency shut off boiler switch
- Decora rocker switches and receptacles
- Brushed nickel fixtures provided at kitchen, dining, bath, walk-in closet, hall, entry foyer and exterior door locations
- Non-storage attic pull chain light in folded truss roof only
- Arc fault protection as required by code

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