



General Construction Specifications For House

- 2 x 8 Sill Plate
- 11 7/8" I Joists @ 19.2" o.c. (Floor Truss Optional)
- 3/4" Top Notch® Tongue & Groove Subfloor (Glued and Screwed)
- 2 x 6 Exterior Stud Walls (97-1/8" Wall Height)
- 2 x 6 Exterior Studs @ 16" o.c.
- 2 x 10 Exterior Window & Door Headers (Insulated)
- 7/16" OSB Sheathing (Exterior Walls)
- 2 x 4 Interior Partitions (Except where 2 x 6 walls are required for plumbing)
- 2 x 4 Interior Studs @ 16" o.c.
- Engineered Roof Trusses w/ 7-1/4" Energy Heels @ 24" o.c.
- Truss Tie-Down Clips @ Each Truss
- 2 x 4 Web & Chord Ties (As per Manufacturer's Specifications)
- 2 x 6 Subfascia
- 1/2" OSB Sheathing w/ Sht'g Clips (Roof)
- 15# Roofing Felt
- Ice and Water Underlayment (Roof Valleys)
- Galvanized Valley Tin
- Landmark Laminated Shingles – 30 Year Warranty
- Omni® Continuous Ridge Vent
- Prefinished Metal Soffitt System (24" Overhang on Eaves & Gables)
- Tyvek® Homewrap (Exterior Walls & Gables)
- Andersen Casement Windows w/ Low E Insulated Glass & White Interior
- Insulated Steel Entrance Doors (Entry – Jamb Clad Steel) (Back – Vinyl Jamb)
- Double 4" Alcoa® Vinyl Siding (.044 Gauge Panel Thickness)
- Proper Vents @ Each Truss Space (Attic Ventilation)
- R-19 Fiberglass Insulation (Exterior Walls)
- Sound Barrier Insulation on Bath Walls
- R-50 Cellulose Insulation (Attic)
- 4 Mil Poly Vapor Barrier (Walls & Ceilings)
- 5/8" Sheetrock (Ceiling)
- 1/2" Sheetrock (Walls)
- Radius Bullnose Corner Bead
- Taped & Knock Down Textured Interior Walls
- Medium Texture on Ceilings

- One Coat Primer & Paint (White or Antique White)
- Flush Oak Doors w/ Solid Oak Casing & Base (Six Panel Doors Optional)
- Showplace Semi-Custom Oak Raised Panel Kitchen and Bath Cabinets
- Postform Laminate Kitchen Countertops
- Cultured Marble Vanity Tops
- Acrylic Shower & Bath Bays (White)
- Moen® Single Handle Chrome Lavatory & Kitchen Faucets
- Kohler Toilets @ Comfort Height (White)
- Recessed Lights in Kitchen Area Only
- Bath Fans
- All Millwork is Stained and Varnished
- All Labor is performed by Licensed & Insured Contractors, Plumbers, & Electricians
- Pick Up and Set Down Moving Expenses are Included

Not Included: Gutters, Shower Doors, Appliances, Floor Coverings, Light Fixtures, Mileage for Moving or Escort Fee's.

We highly recommend that you install an **Air Exchanger** as part of your heating system. We install intake vents for your air exchanger during construction.

