

## Standard Specification

- National Electrical Code
- Built to individual state codes
- Continuous On-Line Quality Control Inspection
- 10 Year RWC Structural Warranty (one year BLE, 9 years RWC)

## Construction

### Floor System

14' & 28' wide (actual face of stud dimension  
13'9"-14' wide /27'6"-28' wide)

- 2×10 floor joists with ledgers — 16" O.C.
- Double 2×10 perimeter joists, nailed and glued
- Solid block bridging

### Walls

- 2×6, 16" O.C. exterior load bearing wall construction with double top plate
- Double 2×4 center wall, 16" O.C. with double top plate with 7/16" O.S.B. sheathing
- All load bearing walls lagged to exceed typical construction
- 2×4, 24" O.C. interior partition walls
- 7/16" O.S.B. exterior wall sheathing
- 1/2" finished drywall, interior painted, 2 primer coats
- R-21 fiberglass insulation with vapor barrier

### Roof and Ceiling

- 7/12 non storage rafter — 16" O.C. (ranch & two-story)
- 12/12 rafter — 16" O.C. (capes)
- 7/16" O.S.B. roof sheathing
- 15# U.L. underlayment under 235# self-sealing, Tamko architectural shingles (30 yr.)
- 30# felt freeze-back protection at eaves
- 10" eave overhangs with aluminum fascia and

vinyl vented soffit

- 10" gable end overhangs
- Shingle over ridge vent
- 8' ceiling height
- 5/8" drywall ceiling with smooth finish, painted, 2 primer coats
- R-30 cellulose insulation

## Exterior

- Plastpro Smooth fiberglass front door, painted (1 side) — choice of 5 standard styles
- Plastpro Smooth fiberglass rear door with insulated glass or 6' vinyl patio door (floor plan dictates)
- Siding — CertainTeed Mainstreet, choice of 4/4 vinyl or 4½/4½ Dutch lap (or deleted per request)
- MW Classic by PlyGem vinyl double hung windows
- Richwood raised panel shutters (per plan)
- Marriage wall seal (cottages only)
- Air infiltration barrier on all windows and exterior doors

## Interior

- Tile in wet areas
- Laminate wood floor in other areas (choice of low pile carpet)
- Vinyl coated, vented closet shelves with clothes bar
- Colonial mouldings stained and polyurethaned, or painted white
- Interior doors, 2-panel, camden white hollow-core, with 3 brushed nickel morticed hinges
- Satin nickel lever locksets throughout
- Privacy locks on baths and bedroom(s)
- Satin nickel door stops

# Better Living Express - Specifications

## **Plumbing**

- Kohler faucets – chrome
- Anti-scald valves
- Shut-off valves on all fixtures
- Tankless Water Heater (Exterior Access)
- PVC drain, waste and vent system
- Pex fresh water lines Plumbed to access location
- 2" future vent on all basement models
- Radon mitigation vent on all basement models

## **Electrical**

- Brushed nickel deluxe chandelier in dining room
- Brushed nickel deluxe lights — kitchen, hall, formal foyer, utility rooms and walk-in closets (per plan)
- Recessed light above sink
- One exterior light per exterior door
- Broan combination fan/light ventilation unit — 100 C.F.M., vented to exterior
- Main service panel box (100 or 200 amp per plan)
- Front and rear exterior weatherproof receptacles with ground fault interrupter
- One AC/DC smoke detector in all bedrooms
- Silent rocker switches
- Mounting blocks for all exterior wall-mounted fixtures
- Door chimes, front and rear
- Arc fault breakers — bedrooms Heating and Cooling
- Split System per plan

## **Kitchen**

- Kitchen/Butler's Pantry/Morning Kitchen (per plan)
- Millwood Sanibel Madison oak kitchen cabinets with recessed panels, featuring base cabinets with center roll-out tray and wall cabinets with arched top
- Colonial crown over cabinets
- Formica laminate square edge countertop with 4" backsplash
- Appliances per plan
- 7" deep single bowl stainless steel kitchen sink with single lever faucet assembly and sink spray

## **FlexAssist™ Bathroom**

- Tile shower with Kohler Handshower with slide-bar
- Formica laminated countertop with drop-in porcelain-on-steel bowl to match fixture
- Elongated 17" height toilet
- Grab Bars (per plan)
- Towel bar and toilet paper holder
- Plate glass mirror and tulip light bar
- Optional Walk-in tub