

Beach and Shore Specifications



Floors

- Floor joists are 2x10, 16" on center with solid block bridging (Modules exceeding 14'6" will have 12" O.C. joist spacing)
- Front and rear perimeters are Double 2x10's
- The floor framing of each module includes double 2x10's with 2 laminate layers at the mating area
- Floor decking is ¾" tongue and groove OSB

Walls

- Air infiltration "Green Guard Rain Drop" building wrap on all exterior walls
- Exterior walls studs are 2x6,24" on center with R-21 insulation
- All receptacles & switches in exterior walls are foam sealed to prevent air infiltration
- Interior partitions (except mating wall) are 2x4 studs, 16" OC
- Mating wall construction is double 2x3, 16" OC
- Exterior wall sheathing is 7/16" OSB
- Mating walls are fully sheathed with insulative sheathing
- All interior walls are ½" drywall, smooth finished & prime painted

Roof & Ceilings

- Ceiling heights are full 96" .
- Ceiling insulation is R-38 (12")
- All interior ceilings are 5/8" drywall, smooth finished & prime painted
- Roof sheathing is 5/8" OSB (7/16" OSB on 16" OC trusses)
- Roof shingles are CertainTeed Limited Lifetime Architectural & installed over #15 felt paper
- Ice & water shield (54" wide)
- Fascia & drip edge are white aluminum
- All eaves feature white vented soffits
- Standard roof pitch is 6/12, truss framed at 24" OC
- Cape Cod roof pitch is 12/12, truss framed at 16" OC
- Gable overhangs & shingle over ridge vent are standard on pitched roofs
- Fascia boards are 2x6
- Plans with flat roofs have EPDM rubber roofing included
(May require site completion by others)

Kitchens

- Standard kitchen features include...
- Echelon Cabinetry: Featuring Trevino slab full overlay maple shaker doors with choice of toffee, espresso, bordeaux or linen colors and matching toe kick
- Cabinet hardware (classic series) on all doors & drawers
- 36" Refrigerator overhead cabinet (Plan permitting)
- A drawer base cabinet (plan permitting)
- 5" Recessed light over kitchen sink
- - Choice of (4) 5" Recessed lights OR (1) Decorative surface ceiling light
- Extra deep, double-bowl stainless steel sink
- Moen "CFG Capstone High Arc" dual lever faucet with spray
- Square-edge countertops with integral backsplash
- A lighted range hood with a 2-speed vent fan
- 110 Volt electric receptacle at range area
- Most kitchens include a base lazy susan & corner wall cabinet (refer to floor plans)

Baths

- Standard bath features include...
- White framed mirror with sconce over all vanities
- One-piece fiberglass tub/shower unit(s)
- Cultured marble vanity tops (white & linen)

Bath (cont'd)

- Echelon Cabinetry: Featuring Trevino slab full overlay maple shaker doors with choice of toffee, espresso, bordeaux or linen colors and matching toe kick
- Ceiling mount vent & light combination with individual switches
- White or Linen fixture color choices
- Moen , single lever lav faucet(s) & antiscald shower mixing valve(s)
- 1.6 Gal., china elongated toilet(s)
- Moen "Mason" chrome bath accessories

Interior

- Kitchen, dining area, living room and hall floor coverings are site installed
- All baths feature tarket (NAFCO) vinyl floor tiles
- FHA approved, stain-resistant, plush carpet and padding is installed throughout the balance of home
- Closets are fully trimmed
- Closet shelves are ventilated wire style:
 - One shelf in each guest & wardrobe closet
 - Four shelves in linen & pantry closets (LorP)
 - One shelf in broom closets (BC)
- Brushed chrome locksets are installed at all swing doors. Privacy locksets are standard at bathroom & bedroom doors
- Each home includes an interior lighting package featuring a dining room chandelier
- Interior doors are white painted, single panel, smooth finish with 3 hinges
- Door, window & base moldings are full profile colonial, painted white wood except modern homes which have white flush sanitary moldings
- All stairs, 1st to 2nd ,(unless noted) feature half walls w/wall mounted rails
- Electric front door chime is included

Exterior

- Matching light fixtures at entry doors
- Windows are single-hung vinyl with tilt-clean feature, screens, low-E glass, argon gas filled, and DP50 minimum
- Exterior door(s) are insulated full glass smooth panel doors. Exterior door(s) are keyed alike and include solid vinyl jambs & brick mold
- Sliding patio doors are 6'-0" minimum with screens, low-e glass, argon gas filled, and DP50 minimum
- Vinyl siding is CertainTeed (Main Street), 4/4profile

Electrical

- GFI protection is provided in kitchens & baths as required by code
- ARC fault protection is provided as required by code
- AC/DC smoke detectors are installed as required by code
- A 40 breaker, 200 AMP panel box is standard with each home
- Two exterior weatherproof receptacles on GFI circuit are included
- An additional smoke detector is included for basement installation
- Combination electrical outlet/TV jack in living room & master bedroom
- Combination electrical outlet/USB charger port in kitchen

Plumbing

- All fresh water supply lines are plumbed with Pex ^{PEX} ^{Denotes panel pin} ST Water supply lines
- Factory installed shut-off valves are included below each sink & toilet supply
- Drain, waste & vent piping is PVC scheduled 40
- Consult brochure(s) for other standard features and/or options

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Please Note: Due to architectural integrity some plan specifications may deviate from above, Please refer to description listed in brochure.