



HOMETOWN HOMES STANDARD SPECIFICATIONS

Effective October 1, 2013

FLOORS & CEILING

2" x 8" Floor Joists & DBL Center Beam @ 16" o.c. (24' wide plans)
2" x 10" Floor Joists & DBL Center Beam @ 16" o.c. (28' - 32' wide plans)
Construction Adhesive and Mechanical Fasteners - Subfloor to Joist
19/32" Tongue and Groove Oriented Strand Board (OSB) Subfloor
5/8" Type "X" Ceiling Gypsum (Drywall) Glued to Truss
8' Ceiling Height
Orange Peel Textured Ceiling Finish

ROOF

30 PSF Ground Snow Load Rating
3/12 Pitch 24" O.C. Roof Trusses
7/16" Oriented Strand Board (OSB)
Felt Underlayment
CERTAIN TEED CT20 Shingles
14" Eave Overhang with Vented Soffit
6" Aluminum Fascia
Ice Damming Protection
Continuous Ridge Vent

EXTERIOR WALLS & INSULATION

2" x 6" Wall Studs - 24" o.c.
2" x 6" plates - Double Top Plate / Single Plate At Bottom And Gable End Walls
1/2" Gypsum Drywall
SHERWIN WILLIAMS Vapor Barrier Latex Primer Paint
Orange Peel Textured Wall Finish w/Rounded Corners
7/16" Oriented Strand Board (OSB)
CERTAIN TEED ENCORE Double 4" Dutchlap Vinyl Siding
House Wrap
R38 - Cellulose Ceiling Insulation
R19 - Exterior Wall Batt Insulation

INTERIOR WALLS

2" x 4" Wall Studs - 24" O.C.
2" x 4" Top and Bottom Plates
1/2" Gypsum Drywall
SHERWIN WILLIAMS Vapor Barrier Latex Primer Paint
Orange Peel Textured Wall Finish w/Rounded Corners

MARRIAGE WALLS

2" x 3" Wall Studs - 24" O.C. Per Plan
2" x 3" Plates - Double Top Plate/ Single Plate At Bottom
1/2" Gypsum Drywall
SHERWIN WILLIAMS Vapor Barrier Latex Primer Paint
Orange Peel Textured Wall Finish w/Rounded Corners

WINDOWS & DOORS

ANDERSEN SILVERLINE Single Hung Vinyl LowE Windows w/Screens
ANDERSEN SILVERLINE Vinyl LowE Sliding Patio Door (On Select Plans)
6 Panel Metal Insulated Entry Door ('s) (Per Plan)
SCHLAGE Exterior Brushed Nickel Lever Lockset
Flush Legacy Oak Hollow Core Interior Doors
SCHLAGE DEXTER Interior Brushed Nickel Lever Door Handles
Pre-finished Golden Oak Wood Trim at Windows, Doors and Base Boards

LIGHTING

Reinforced Ceiling Box - All Bedrooms and Living Room
Recessed Eyeball Can Light - Above Kitchen Sink (RAS7XQAT W/TRIM-R181PW)
Chandelier - Dining Room (BF180019-401 W/GLOBE BG-195014-040)
Dome Light - Breakfast nook (BF102024-401 W/GLOBE BG-190082-040)
Dome Light - Utility Room (BF102023-401 W/GLOBE BG-190225-040)
Dome Light - Hall (BF102023-401 W/GLOBE BG-190225-040)
Dome Light - Walk-In Closet (BF102220-401 W/GLOBE BG-190092-040)
Dome Light - Basement Stairway (BF102023-401 W/GLOBE BG-190225-040)
Exterior Light Fixture at Each Exterior Door
(FRONT LF-148005-502, REAR BF-148099-502 W/GLOBE BG195014-040)

FLOOR COVERING

SYNTEC MADERA 18x18 Square Tile W/Grout Lines - Kit, Dining, Bath & Utility Areas
SHAW LIVE WIRE Carpet - Living and Bedrooms (Ship Loose Only)
6# Rebond Carpet Pad

KITCHEN

MERRILLAT BASICS Cabinet Selections
COLONY OAK (Square Flat Panel - Sunrise, Ebtide Finish)
COLONY BIRCH (Square Flat Panel - Mirage, Clove Finish)
PROFLO Single Lever Faucet (PFXC3101CPLF1HDLKITCFCT1.5GPM)
PROFLO Single Bowl Stainless Steel Sink (TRN25223H6.022GA1BSS)
BROAN Ventless Range Hood (BNH 403001)
WILSON ART Laminate Countertops W/4" Backsplash and

OWNER BATH

MERRILLAT BASICS Cabinet Selections
COLONY OAK (Square Flat Panel - Sunrise, Ebtide Finish)
COLONY BIRCH (Square Flat Panel - Mirage, Clove Finish)
PROFLO Dual Control Faucet (PFLL1012ANC2HDL)
PROFLO White Drop In LAV Bowl (PF20174WH20X17)
WILSON ART High Pressure Laminate Countertops W/4" Backsplash
One Piece Fiberglass Tub/Shower Combination (Per Plan)
PROFLO Anti-Scald Tub/Shower Faucet (PFLL42A2HDLNC2HDL)
Round Front Porcelain Water Closet
Vanity Light Bar (2-Light BF136832 401 W/GLOBE BG1911SLBG1)
BROAN Bath Exhaust Fan (688 50CFM)
Mirror
Toilet Paper and Towel Holders (TP-P5050 TB-P5124)

BATH #2

MERRILLAT BASICS Cabinet Selections
COLONY OAK (Square Flat Panel - Sunrise, Ebtide Finish)
COLONY BIRCH (Square Flat Panel - Mirage, Clove Finish)
PROFLO Dual Control Faucet (PFLL1012ANC2HDL)
PROFLO White Drop In LAV Bowl (PF20174WH20X17)
WILSON ART High Pressure Laminate Countertops W/4" Backsplash
One Piece Fiberglass Tub/Shower Combination (Per Plan)
PROFLO Anti-Scald Tub/Shower Faucet (PFLL42A2HDLNC2HDL)
Round Porcelain Water Closet
Vanity Light Bar (2-Light BF136832 401 W/GLOBE BG1911SLBG1)
BROAN Bath Exhaust Fan (688 50CFM)
Mirror
Toilet Paper and Towel Holders (TP-P5050 TB-P5124)

PLUMBING

Pex Water Lines - Thru Floor Drop
PVC drainage system - Thru Floor Drop

ELECTRICAL

SEIMENS 200 Amp Service Panel
Copper Wiring to Meet National Electric Code
Electric/Gas Range Receptacle
Electric/Gas Dryer Receptacle
Exterior GFCI Receptacles Front and Rear
Arc-Fault Protected Bedrooms
Door Chime
Television Jacks (3)
Phone Jacks (3)
Smoke Detectors Per Code
Pre-Wired Basement Smoke Detectors (Per Plan - Installed On Site By Others)

MISCELLANEOUS

Wire Closet Shelving

WARRANTY

Limited 10 Year Structural Warranty - (See Builder For Details)

****NOTE: SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE****