

# ROCHESTER STANDARD TWO STORY SPECIFICATIONS

## **House Floor Width & Roof Standards**

Floor width 30', 28', 26' per print (increase length & width optional)  
Floor crawl space model (basement prep available)  
Roof truss 6/12 24" oc (available 9/12, 16" oc available)  
Roof eave and rake 10"  
Roof sheeting 7/16"  
Roof sub fascia 2x6  
Roof attic access  
Ceiling drywall 5/8"

## **Structural Standards**

Floor joist 2x10 16" oc upper and lower levels #2 SPF or better  
Floor deck ¾" Tongue & Groove, Ring Shank Nails, Handifoam  
Floor deck cut back at mate line  
Floor band joist doubled sidewall, mate line  
Truss floor second level for plumbing areas  
Ceiling joist lower level 2x6 16" oc  
Ceiling 8' height throughout (available 9')  
Walls exterior 2x6 16" oc, double top plate, ½" drywall  
Walls interior 2x4 16" oc ½" drywall  
Walls mate line 2x3 16" oc ½" drywall  
Walls exterior sheeted W/ 7/16" osb side, end & mate line

## **Heating Standards**

Heat registers and boots  
Oval runs for upper-level supply  
Main Duct and furnace not provided as std.  
Return air cavity per plan

## **Plumbing Standards**

1/2" PEX supply lines stubbed through floor per code  
Air Hammer Arresters install Washer, DW, if applicable  
PVC drain lines stubbed through floor  
Shut offs all exposed supply lines  
Freeze proof faucet installed  
Delta single lever faucets, Vanity, tubs-lifetime warranty  
Delta gooseneck kitchen faucet- lifetime warranty  
Stainless steel double bowl kitchen sink  
Gerber elongated commode and tank  
China lavs with overflows  
Fiberglass tub & shower/enclosures, per print  
All network of plumbing not included under lower-level floor,  
Network of plumbing included upper level, dropped to lower level  
for on-site connections

## **Electrical Standards**

200-amp Siemen service panel 40/40  
Copper romex 12-2 wire all general circuits  
Copper romex wire other circuits sized accordingly  
Ground fault protection per code  
Arc fault protection all bedrooms  
220V provided for dryer per plan  
110V for gas range per plan  
Smoke and carbon monoxide detectors per code  
3-way switches per plan  
Kichler ceiling lights, double bulb, all bedrooms and living room  
LED recessed canister lights in KIT, Halls, UTL, Master Closet, Per Print  
Kichler coach light by all exterior doors  
Kichler pendant lights over mirror all baths  
Broan light vent combination all baths  
Microwave prep standard over future range location  
Attic light  
Door chime front door  
Exterior GFCI recept front and rear, per code  
Tamper resistant receipts  
All UTL circuits GFCI, all KIT circuits ARC fault AFCI,  
DW GFCI protected  
10ft. Thermostat Wire coiled under floor through wall  
Furnace prep per print- Finished closet w/ switched light, dedicated/switched  
110 metal box  
W/H prep per print- Finished closet w/ switched light, dedicated 220 metal box

U: Lit Room/Standards  
Revised 1/31/2024

## **Exterior Finish, Window, Door & Insulation Standards**

Tyvek House wrap around entire house, including gables  
Ice dam protection eaves  
R-21 paperback batt insulation all exterior walls  
R38 blown attic insulation  
Vinyl 4x4 siding, prepped for sill plate fastening lower level  
Vinyl siding ship loose for onsite upper-level install  
Vented vinyl soffit  
Aluminum fascia  
Owens Corning TrueDefinition Duration shingles-limited lifetime warranty  
Silverline single hung windows (see Window Options) Grids between glass  
Vinyl casement window over kitchen sink- per plan  
Tip out window sash Low E2 Argon filled glass  
15" raised panel shutters all windows  
Thermatru Fiberglass front door peep hole and knocker 3'0" X 6'8" with lever  
action Schlage lockset  
Thermatru Steel rear door 20-minute fire rated 2'8" X 6'8" with lever action  
Schlage lockset dead bolts keyed alike  
Caulking under all exterior walls

## **Cabinet Standards**

Merillat Spring Valley Maple stained, recessed panel per plan  
Soft close doors & drawers, plywood construction full extension drawer box  
30" Overhead wall cabinets, crown molding over all wall cabinets  
Wall cabinets over washer and dryer, per plan  
Lazy Susan in corner plan  
Raised angle wall cabinet in corner per plan  
Raised pantry cabinet per plan  
Bank of drawers in base cabinets - bathrooms  
Laminate counters with rolled edge and Post Form backsplash

## **Interior Door and Trim Standards**

White hollow core smooth painted interior doors, choose between 3 styles,  
32" doors where applicable  
Colonial style wood base and door casing painted white finish  
Mortised hinges all doors  
Lever action passage and privacy locksets  
Colonial style wood casing and jamb painted white finish all windows  
2 ¼" mirror trim stained to match door/window trim color  
All interior decorative wood components added will match trim color

## **Floor Covering Standards**

FHA certified wear dated Anso nylon carpet 42 oz. ship loose not installed  
Carpet provided for upper-level stairs ship loose  
5lb rebond carpet pad ship loose  
Vinyl roll goods installed in kitchen, baths, utility, and foyer per plan

## **Interior Finish Standards**

Smooth wall finish painted white with hi-build primer  
Stipple finish ceiling painted white with hi-build primer  
Flush transition at ceiling line no beam  
Epoxy coated wire shelves closets  
Stairway banisters not provided on any plan  
Closet organizer system in Bedroom 1 walk in closet, per print  
Stairs per print, 2x10 risers and stair treads w/ noses, carpet provided,  
4ft. Decorative Rail per print

## **Appliances**

Microwave prep over stove area  
No appliances standard

## **Warranty**

One year, 10 year structural as described on web page  
[www.rochesterhomesinc.com](http://www.rochesterhomesinc.com) (ID102006)

Accepted By: \_\_\_\_\_

Date: \_\_\_\_\_

