

Rochester Standard Cape Cod Specifications

House Floor Width & Roof Standards

Floor width 30', 28', and 26' per print
Floor crawl space model, basement prep available
Roof truss 12/12 24" oc 50lb roof load, 16" OC available
Roof truss bottom cord 2x10
Roof eave and rake 10"
Roof sheeting 7/16"
Roof sub fascia 2x6
Ceiling drywall 5/8"

Structural Standards

Floor joist 2x10 16" oc
Floor deck ¾" Tongue & Groove, screwed and glued
Floor deck ¾" Tongue & Groove upper level, tacked in place
Floor band joist doubled sidewall, mate line
Ceiling 8' height through out
Walls exterior 2x6 16" lower level oc, double top plate, ½" drywall
Walls exterior & knee wall 2x4 unfinished upper level
Walls interior 2 x 4 16" oc ½" drywall
Walls mate line 2x3 16" oc ½" drywall
Walls exterior sheeted W/ 7/16 osb side end & mate line
Framing for stairway walls and interior door shipped loose on non-lofted upstairs

Heating Standards

Heat register and boots lower level
Oval duct ran for upstairs
Main Duct and furnace not provided std. (some models available)

Plumbing Standards

1/2" PEX supply lines stubbed through floor per code
PVC drain lines stubbed through floor
Shut offs all exposed supply lines
Drain & supply lines ran to upstairs per plan
Freeze proof faucet installed
Kohler single lever faucets, vanity, tubs, kitchen sink-lifetime warranty
Kohler spray attachment kitchen sink
Kohler stainless steel sink kitchen
Proflo commode and tank
China lavs with overflows
Fiberglass tub & shower/enclosures, per print
All network of plumbing not included under floor(some available)

Electrical Standards

200 amp Sieman service panel 40/40
Copper romex 12-2 wire all general circuits
Copper romex wire other circuits sized accordingly
General circuits ran to upstairs J box
Ground fault protection per code
Arc fault protection all bedrooms
220V provided for dryer per plan
Smoke detectors per code
Switched receptacle in living room
3 way switches per plan
Ceiling lights, double bulb, all rooms except living room
LED Recessed flush mount canister lights in kitchen
Large porch lights by all exterior doors
Pendant lights over mirrors all baths
Broan light vent combination all baths
Range hood with light
Door chimes front door
One Telephone jack, choose from suggested locations
Outside recept front and rear
Tamper resistant recepts
All UTL circuits GFCI, all KIT circuits ARC fault AFCI,
DW GFCI protected

Exterior Finish, Window, Door & Insulation Standards

Tyvek House wrap around entire house

Ice dam protection eaves
R-19 paperback batt insulation all exterior walls
R-19 paperback batt insulation between upper & lower levels
Vinyl 4x4 siding, prepped for sill plate fastening
Vented vinyl soffit and Aluminum fascia
Owens Corning TruDefinition Duration shingles-limited
Lifetime warranty
Andersen Silverline single hung windows (see Window Options)
No windows standard upper level
Vinyl casement window over kitchen sink –per plan
Grids between glass
Tip out sash Low E2 Argon filled glass with Passive Solar glazing
15" louvered shutters all windows
Steel insulated exterior doors, 6 panel white
Dead bolts keyed alike
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
Caulking under all exterior walls

Cabinet Standards

Merillat Spring Valley Oak Amaretto recessed panel per plan
Crown molding over all wall cabinets
Wall cabinets over washer and dryer, per plan
Lazy susans in corner per plan
Raised angle wall cabinet in corner per plan
Raised Pantry Cabinet per plan
Bank of drawers in base cabinets - bathrooms
Post form laminate counters with back splash
All wood components added will match trim color

Interior Door and Trim Standards

6 panel interior doors oak embossed finish 32" where applicable Wood base and door casing oak embossed finish
Mortised hinges all doors, Lever action passage and privacy locksets
Wood casing and jamb with oak embossed 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 35 oz. ship loose not installed
Carpet provided for upper level stairs ship loose
5 lb rebond carpet pad ship loose
16 x 16 vinyl tile installed in the kitchen, baths, utility, foyer & morning room, per plan

Interior Finish Standards

Smooth wall finish painted white with hi-build primer
Stipple finish ceiling painted white with hi-build primer
Epoxy coated wire shelves closets
Upper level finished by others
Closet organizer system in Bedroom 1 walk in closets, per print

Appliances

Range hood over stove area
No appliances standard

Warranty

One year, 10 year structural as described on web page
www.rochesterhomesinc.com (ID102006)



Accepted By: _____ Date: _____