**Rochester Standard Cape Cod Specifications**

### House Floor Width & Roof Standards
- Floor width 30’ 28’ 26’ per print, increase length and width optional
- Floor crawl space model, basement prep available
- Roof truss 12’/12 24” oc, 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 joint 2x10 16” oc #2 SPF or better
- Upper level finished on side by others
- Floor deck ½” Tongue & Groove, Ring Shank Nails, Handifoam Cut back at mateline
- Floor deck ¾” Tongue & Groove upper level, tacked in place
- Floor band joist doubled sidewall, mate line
- Ceiling 8’ height throughout (available 9’)
- Walls exterior 2x6 16” lower level oc, double top plate, ½” drywall
- Walls exterior gable end 2x6 & knee wall 2x4 unfinished upper level
- Walls interior 2x4 2” oc ½” drywall
- Walls mate line 2x3 16” oc ½” drywall
- Walls exterior sheeted W/ 7/16” osb side, end and mate line

### Plumbing Standards
- Heat register and boots lower level
- Main Duct and furnace not provided as std.
- 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, kitchen sink-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

### Electrical Standards
- 200-amp Siemens 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 lights 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 chimes front door
- One telephone jack, choose from suggested locations
- Exterior GFCI recept front and rear, per code
- Tamper resistant recepts
- All UTL circuits GFCl, 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

### Exterior Finish, Window, Door & Insulation Standards
- Tyvek House wrap around entire house, gables included
- Ice dam protection eaves
- R-21 paperback batt insulation all exterior walls
- R-30 paperback batt insulation between upper & lower levels
- Vinyl 4x4 siding, prepped for sill plate fastening
- Vented vinyl soffit
- Aluminum fascia
- Owens Corning TruDefinition Duration shingles-limited lifetime warranty
- 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” raised panel shutters all windows
- Dead bolts keyed alike
- Thermatru Fiberglass front door peep hole and knocker 3’0” X 6’8” with lever action Slagle lockset
- Thermatru Steel rear door 20-minute fire rated 2’8” X 6’8” with lever action Slagle lockset
- Caulking under all exterior walls

### Cabinet Standards
- Merillat Spring Valley Maple stained, recessed panel per plan
- 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” 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
- 5 lb rebond carpet pad ship loose
- Vinyl roll goods installed in kitchen, baths, utility, and foyers per plan

### Interior Finish Standards
- Smooth wall finish painted white with hi-build primer
- Stipple finish painted white with hi-build primer
- Epoxy coated wire shelves closets
- Upper level finished by others
- Stairway banisters not provided on any plan
- Closet organizer system in Bedroom 1 walk in closet, per print
- Stairs per print, 2x10 risers and 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 (ID102006)