

ROCHESTER STANDARD RANCH SPECIFICATIONS

House Floor Width & Roof Standard

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 #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
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, and mateline

Heating Standards

Heat registers and boots
Main Duct and furnace not provided as std.

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 sink- lifetime warranty
Stainless steel double bowl sink kitchen
Gerber elongated commode and tank
China lavs with overflows
Fiberglass tub & shower/enclosures, per print
All network of plumbing not included under floor

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 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 recepts
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

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
R38 blown attic insulation
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 options) Grids between glass
Vinyl casement window over kitchen sink- per plan
Tip out 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 back splash

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
5 lb 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
Closet organizer system in Bedroom 1 walk in closet, 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)

U: Lit Room/Standards
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Accepted By: _____

Date: _____

