

# Rochester Standard Ranch Specifications

## House Floor Width & Roof Standards

Floor width 30', 28', or 26' per print  
Floor crawl space model, basement prep available  
Roof truss 6/12 24" oc 50lb roof load (available 9/12)  
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  
Floor deck 3/4" Tongue & Groove, screwed and glued  
Floor band joist doubled sidewall, mate line  
Ceiling 8' height throughout (available 9')  
Walls exterior 2x6 16" oc, double top plate, 1/2" drywall  
Walls interior 2 x 4 16" oc 1/2" drywall  
Walls mate line 2x3 16" oc 1/2" drywall  
Walls exterior sheeted W/ 7/16 osb side end & mate line

## Heating Standards

Heat register and boots  
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  
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 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  
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  
Attic light  
Door chime 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

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  
Andersen Silverline single hung windows (see Window Options)  
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

## 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 1/4" 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  
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  
Flush transition at ceiling line no beam  
Epoxy coated wire shelves closets  
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: \_\_\_\_\_