**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
- Cut back at mate line
- Floor band joist doubled sidewall, mate line
- Ceiling 8’ height throughout (available 9’)
- Walls exterior 2x4 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, 1 std
- Delta single lever faucets, vanity, tubs, kitchen sink-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
- One telephone jack, choose from suggested locations
- 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 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” 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 Schlage lockset
- Thermatru Steel rear door 20-minute fire rated 2’8” X 6’8” with lever action Schlage lockset
- Caukling 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
- Lamine 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” 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 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 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)

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Accepted By: __________________________________________

Date: ________________________________________________