

Rochester Standard Two Story Specifications

House Floor Width & Roof Standards

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 upper and lower levels #2 SPF or better
Floor deck 3/4" Tongue & Groove, screwed and glued, cut back at mate line
Floor band joist doubled sidewall, mate line
Truss floor second level for plumbing areas
Ceiling joist lower level 2x6 16" oc
Ceiling 8' height throughout (available 9')
Walls exterior 2x6 16" oc, double top plate, 1/2" drywall
Walls interior 2x4 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 registers and boots
Oval runs for upper-level supply
Main Duct and furnace not provided as std.
Return air cavity per plan

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
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 floor, included upper-level

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 flush mount canister lights in kitchen
Kichler LED light fixture in utility, hall, 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, W/H prep per print, dedicated 110 recept

Exterior Finish, Window, Door & Insulation Standards

Tyvek House wrap around entire house, including gables
Ice dam protection eaves
R-21 paperback batt insulation all exterior walls
R38 blown attic insulation
Vinyl 4x4 siding, prepped for sill plate fastening lower level
Vinyl siding ship loose for onsite upper-level install
Vented vinyl soffit
Aluminum fascia
Owens Corning TrueDefinition 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 window sash Low E2 Argon filled glass and 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
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 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
Carpet provided for upper-level stairs ship loose
5lb 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
Stairway banisters not provided on any plan
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)



Accepted By: _____
Date: _____