

SUPERIOR BUILDERS

Standard Specifications

FLOOR SYSTEMS

- 2X8 SPF Floor Joists -16" OC with solid bridging, double 2x8 front and rear perimeter
-24 wide single story homes, 24 wide two-story homes & 2nd floor 26/28 two-story homes
- 2x10 SPF Floor Joists -16" OC with solid bridging, double 2x10 front and rear perimeter
-26/28 wide, all split levels, and 26/28 wide two-story homes
- Agency Rated 19/32 T & G Sturdi-Floor Glue and Stapled

WALLS

- Exterior -2x6 24" OC with single bottom and double top plate
-2x6 -16" OC with single bottom and double top plate
(Two story 1st floor)
-R-19 Kraft Faced Fiberglass insulation
-7/16" OB Exterior wall sheathing
- Marriage -Double 2x3-24" OC (except 16" OC 28 wide single story, two story)
-Structural sheathing on marriage walls
- Partition -2x4 24" OC
- Interior -1/2" Finished Drywall painted -primer coat
-8'0" Ceiling Height

ROOF & CEILING

- 5/12 Trussed Roof - 24" OC
12/12 Trussed roof - Capes 24" OC (24W); 16" OC (26/28W)
7/16" OB Roof Sheathing
IKO Cambridge Dimensional 30 Year Shingles with 15 lb. Underlayment
R-32 Fiberglass Insulation with Kraft Vapor Barrier
5/8" Smooth finished Drywall Ceiling with one coat Primer Paint
11" gable and fixed eave overhang (24/26 wide), 11" gable, 16" flip eave overhang (28 wide) with aluminum
Fascia and vinyl vented soffit
Aluminum ridge vent.

INTERIOR

- FHA Plush Carpet with Deluxe pad
Vinyl floor covering in Kitchen, Baths, and Utility area
Vented Closet Shelves with Clothes Bar
Ceiling light in Kitchen, Dining room, Bath, Hall and Stairwell
6-Panel White Colonial Doors with Matching Trim w/Lever Style Locksets

EXTERIOR

- Fiberglass Front and Rear Door or Thermal Break, Low-E vinyl Patio Door (as required per plan)
Super Seal #1850 vinyl double hung high performance glass tilt window with screens
Siding, 4/4 vinyl over 7/16 Oriented Board Sheathing
White Front and Rear Porch Lights (one per exterior door except raised ranches and two-stories
(2) at front door)
Shutters on front of house
Air Barrier Wrap

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KITCHEN

Aristokraft "Oakland Wheat" Cabinets
Open Soffit over Kitchen cabinets - 24W
27" Extended Soffit over Kitchen Cabinets - 26W, 28W & Two-Story
Self Edge Countertop with 4" Backsplash
White or Almond Range Hood with Light & Fan
Double Bowl Stainless Steel Sink
Single Lever Faucet with sprayer

BATH

60" One-piece Fiberglass Tub/shower combination
Anti-Scald Valves on Tub and Showers
Low consumption water closet
Aristokraft "Oakland Wheat" Vanity Cabinet w/Laminate top and set-in Porcelain Bowl
Medicine Cabinet - (1) 18x26 Beveled Mirror Cabinet with Integral Light Bar over Vanities throughout 48"
(1) 36" Tri-Door Beveled Mirror Cabinet with Integral light Bar over Single Bowl Vanities over 48" and
(2) 18x26 Beveled Mirror Cabinet with Integral light Bar over Double bowl Vanities
Combination Fan/light Ventilation unit
Towel Bar and Toilet Paper Holder
Single Lever Faucet

PLUMBING

Pex Water Supply Lines stubbed through floor
Energy Saver 50 gallon Electric Hot Water Heater w/Electric Baseboard Heat Only
PVC Drain, Waste and Vent System
Shut-Off Valves throughout

ELECTRICAL

Standard Lighting Fixtures
Wired per National Electric Code
200 AMP Main Service Panel
Exterior Weatherproof GFI protected Circuit (Front and Rear)
AC/DC Smoke Detectors
Doorbell at front door
Phone Jacks, total (3), Living Room, Kitchen, Master Bedroom
TV Jacks, total (2) Living Room, Master Bedroom
Smoke Detectors in all Bedrooms

HEATING

Electric Baseboard Heat with wall mounted thermostats or Hot Water Baseboard
Heating elements (optional charge for second story of two story units).

Standard Specifications

CAPE FEATURES

NOTE: Additional Specifications for Capes Only

Close-off package - includes (1) 30" Passage Door, Stairwell Walls and Carpet with Pad for stairs, shipped loose
Future Second Floor plumbing lines, heat and electric circuits
Collar ties provided for roof installation
Second floor ceiling height (24W @ 90", 26W/28W @ 96")
Agency Rated 19/32 Sturdi-floor T & G Decking provided for second floor

TWO STORY FEATURES

NOTE: Additional Specifications for Two Story Only

First floor ceiling:

2x6 Ceiling Joists - 16" OC with 2x12 perimeter
Fiberglass Insulation around perimeter between floor and ceiling

Second floor - floor system

2x8 floor Joists, 16" OC with 2x10 perimeter

Interior

Stairs to second floor with carpet and pad, (shipped loose)
Drywall left off to make plumbing connections as floor plan dictates
(Drywall shipped loose to close openings)

Exterior

Exterior Walls, 2x6 16" OC - first story
2x6 24" OC - second story
Second floor siding shipped loose
Super Seal #860 vinyl, double hung, high performance glass tilt window with screens