



# HOMETOWN HOMES STANDARD SPECIFICATIONS

Effective October 1, 2013

## FLOORS & CEILING

2" x 8" Floor Joists & DBL Center Beam @ 16" o.c. (24' wide plans)  
2" x 10" Floor Joists & DBL Center Beam @ 16" o.c. (28' - 32' wide plans)  
Construction Adhesive and Mechanical Fasteners - Subfloor to Joist  
19/32" Tongue and Groove Oriented Strand Board (OSB) Subfloor  
5/8" Type "X" Ceiling Gypsum (Drywall) Glued to Truss  
8' Ceiling Height  
Orange Peel Textured Ceiling Finish

## ROOF

30 PSF Ground Snow Load Rating  
3/12 Pitch 24" O.C. Roof Trusses  
7/16" Oriented Strand Board (OSB)  
Felt Underlayment  
**CERTAIN TEED XT25** Shingles  
Eave Overhang with Vented Soffit  
6" Aluminum Fascia  
Ice Damming Protection  
Continuous Ridge Vent

## EXTERIOR WALLS & INSULATION

2" x 6" Wall Studs - 24" o.c.  
2" x 6" plates - Double Top Plate / Single Plate At Bottom And Gable End Walls  
1/2" Gypsum Drywall  
**SHERWIN WILLIAMS** - Latex Primer Paint  
Orange Peel Textured Wall Finish w/Square Corners  
7/16" Oriented Strand Board (OSB)  
**CERTAIN TEED ENCORE** Double 4" Dutchlap Vinyl Siding  
House Wrap  
R38 - Batt Ceiling Insulation  
R19 - Exterior Wall Batt Insulation

## INTERIOR WALLS

2" x 4" Wall Studs - 24" O.C.  
2" x 4" Top and Bottom Plates  
1/2" Gypsum Drywall  
**SHERWIN WILLIAMS** - Latex Primer Paint  
Orange Peel Textured Wall Finish w/ Square Corners

## MARRIAGE WALLS

2" x 3" Wall Studs - 24" O.C. Per Plan  
2" x 3" Plates - Double Top Plate/ Single Plate At Bottom  
1/2" Gypsum Drywall  
**SHERWIN WILLIAMS** - Latex Primer Paint  
Orange Peel Textured Wall Finish w/ Square Corners

## WINDOWS & DOORS

**ANDERSEN SILVERLINE** Single Hung Vinyl LowE Windows w/Screens  
**ANDERSEN SILVERLINE** Vinyl LowE Sliding Patio Door (On Select Plans)  
6 Panel Metal Insulated Entry Door ('s) (Per Plan)  
**SCHLAGE** Exterior Brushed Nickel Lever Lockset  
Flush Legacy White Hollow Core Interior Doors  
**SCHLAGE DEXTER** Interior Brushed Nickel Lever Door Handles  
Pre-finished Trim at Windows, Doors and Base Boards

## LIGHTING

Reinforced Ceiling Box w/ Dome Light - All Bedrooms and Living Room  
Recessed Can Light - Above Kitchen Sink  
Chandelier - Dining Room  
Dome Light - Breakfast Nook  
Dome Light - Utility Room  
Dome Light - Hall  
Dome Light - Walk-In Closet  
Dome Light - Basement Stairway  
Exterior Light Fixture at Each Exterior Door

## FLOOR COVERING

**SYNTEC MADERA** 18x18 Square Tile W/Grout Lines - Kit, Dining, Bath & Utility Areas  
**SHAW LIVE WIRE** Carpet - Living and Bedrooms (Ship Loose Only)  
6# Rebond Carpet Pad

## KITCHEN

**MERRILLAT BASICS** Cabinet Selections  
COLONY OAK (Square Flat Panel - Sunrise, Ebtide Finish)  
COLONY BIRCH (Square Flat Panel - Mirage, Clove Finish)  
**PROFLO** Single Lever Faucet  
Single Bowl Stainless Steel Sink  
**BROAN** Ventless Range Hood  
**WILSON ART** Laminate Countertops W/4" Backsplash and

## OWNER BATH

**MERRILLAT BASICS** Cabinet Selections  
COLONY OAK (Square Flat Panel - Sunrise, Ebtide Finish)  
COLONY BIRCH (Square Flat Panel - Mirage, Clove Finish)  
**PROFLO** Dual Control Faucet  
White Drop In LAV Bowl  
**WILSON ART** High Pressure Laminate Countertops W/4" Backsplash  
One Piece Fiberglass Tub/Shower Combination (Per Plan)  
**PROFLO** Anti-Scald Tub/Shower Faucet  
Round Porcelain Water Closet  
Vanity Light Bar  
**BROAN** Bath Exhaust Fan  
Mirror  
Toilet Paper and Towel Holders

## BATH #2

**MERRILLAT BASICS** Cabinet Selections  
COLONY OAK (Square Flat Panel - Sunrise, Ebtide Finish)  
COLONY BIRCH (Square Flat Panel - Mirage, Clove Finish)  
**PROFLO** Dual Control Faucet  
White Drop In LAV Bowl  
**WILSON ART** High Pressure Laminate Countertops W/4" Backsplash  
One Piece Fiberglass Tub/Shower Combination (Per Plan)  
**PROFLO** Anti-Scald Tub/Shower Faucet  
Round Porcelain Water Closet  
Vanity Light Bar  
**BROAN** Bath Exhaust Fan  
Mirror  
Toilet Paper and Towel Holders

## PLUMBING

Pex Water Lines - Thru Floor Drop  
PVC drainage system - Thru Floor Drop

## ELECTRICAL

200 Amp Service Panel  
Copper Wiring to Meet National Electric Code  
Electric/Gas Range Receptacle  
Electric/Gas Dryer Receptacle  
Exterior GFCI Receptacles Front and Rear  
Door Chime  
Television Jacks (3)  
Phone Jacks (3)  
Smoke Detectors Per Code  
Pre-Wired Basement Smoke Detectors (Per Plan - Installed On Site By Others)

## MISCELLANEOUS

Wire Closet Shelving

## WARRANTY

Limited 10 Year Structural Warranty - (See Builder For Details)

**\*\*NOTE: SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE\*\***