

Standard Specifications

10/11/2019



FAIRPOINT

Exterior

8' Sidewall with Flat Ceiling
SmartSide Wood Vertical Siding
Z-Metal at bottom of vertical siding
Exterior House Wrap
2" x 4" Exterior Walls
4" Flat Trim - Doors, REW & A1/2 Sidewall
2-Panel Horizontal Groove Shutters with Ledge on Bottom FEW & FDS (most)
2"x6" Rough Sawn Fascia
4/12 Roof Pitch - 20 Wide & Single Wides
3/12 Roof Pitch - 24, 27, 30, 33 and 40 Wides
20# - 24" O.C. Trusses
1-1/2" LVL Engineered Ceiling Ridge Beam
Dimensional Shingles
Synthetic Roofing Underlayment
7/16" OSB Roof Sheathing
6" Nominal Sidewall Eaves - 12, 14, and 15 Wides
12" Nominal Sidewall Eaves - 20, 24, 27 and 37 Wides
10" Nominal Sidewall Eaves - 30 Wides
6" Front and Rear Overhangs - Single Wides
12" Front and Rear Overhang
Floors 2"x6" 16" On Center
Floors 2"x8" 16" On Center - 14'-10" Floor Widths
5/8" OSB Floor Decking
All Brake Axels if Over 14' Wide w/Eaves
Insulation: Ceiling R-22, Walls R-13, Floor R-11

Exterior Doors

36"x80" 6-Panel Inswing Fiberglass, Deadbolt, Peep Hole & Knocker
Round Door Knob With Deadbolt
32" Inswing Fiberglass with 1/2-Light Window (per plan)
Round Door Knob With Deadbolt

Windows

White Vinyl Frame - Dual Paned with Low "E"
46"x48" Horizontal Sliding Main Windows
Picture Framed Window Returns with 2-1/4" Colonial Trim

Cabinetry

DuraCraft Cabinets with Raised Panel Doors
30" Tall Overhead Cabinets
Shelf Above Refrigerator
Crown Molding on Overhead Cabinets
White Interior Cabinet Finish with Fixed Shelves
Hidden Hinges - Soft Close
Ball Bearing Drawer Guides
Choice of Pulls on Cabinet Doors and Drawers
Bank of Drawers in the Kitchen

Kitchen

Gas Range - Free Standing, Man Clean, 30" FFGF3015L
Ranghood w/ Light 30"
Refrigerator 18 cu. ft. No Icemaker FFTR1814Q, Blk or Wht
Plumb for Ice Maker w/recessed supply line box
Disposal 1/2 HP
Sink-Stainless Steel 50/50 Top Mount 8" Deep
Glimmer Package
Water Shut-off Valves at Sink

Kitchen

Laminate Counter Top and Large 2-1/4" Square Selfedge
Laminate Backsplash

Utility Room

80% Efficient Natural Gas/Propane Furnace
40 Gallon Gas Water Heater
Plumb/Wire Washer (per plan)
Wire for Electric Dryer (per plan)
Metal Shut Off Valves at Washer
Dryer Vent in Wall
Overhead Shelf at Washer/Dryer Area
Furnace Air Return Opening in Wall (per plan)

Electrical

100 Amp Panel Box
Ecobee Smart Thermostat
Smoke Detectors Hard Wired with Battery Backup
Carbon Monoxide Detector Hard Wired w/Battery Backup
Doorbell
Exterior GFI Plug at Rear Door and Porch (per plan)
Rocker Light Switches
Lantern Porch Light(s) or Ceiling LED on Recessed/Porch Door
Glimmer Light Package
Recessed LED Lights in Kitchen and Dining/Nook
Recessed LED Lights in Hallway, Entryway, Utility & WIC
Switched Recept in Bedrooms & Living Room

Bathroom(s)

36" High Sink Cabinet
Elongated Toilet
Laminate Counter Top and Large 2-1/4" Square Selfedge
Laminate Backsplash
Rectangular Top Mount China Sinks
Glimmer Package
Fiberglass Tub/Shower 60" (Per Plan)
Ceiling Exhaust Fan
42" Tall Mirror w/ J-Rail & Clips
Water Shut-off Valves at Sink(s) and Toilet(s)

Floor Coverings

Vinyl Flooring - location per plan
3/8" 5lb. Carpet Pad
Plush Stain Resistant Carpet
Baseboards - 2-1/4" Colonial Throughout
Floor Mounted Heat Registers in Wet Areas

Interior Doors

2-Panel Interior Passage and Wardrobe Doors
MDF Door Jambs
Colonial Door Casing 2-1/4"
Round Door Knobs - Brushed Nickel
Wood Closet Shelf with Pole

Interior

Tape and Textured Ceiling and Walls (1/2")
White Interior Wall & Ceiling Paint
Square Drywall Corners
Air Return Grill Above Interior Doors
2" x 4" Interior Walls