



## Attachment C

200 Custom Avenue, Middleburg, PA 17842  
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### CONSTRUCTION

- 2x10 floor joists @ 16" o.c. (12" o.c. for 15'9" wide modules is recommended)
- Southern yellow pine (SYP) double perimeter band joists
- 23/32" tongue and groove plywood floor sheathing, glued and nailed
- 7/12 non-storage rafters @ 16" o.c.
- 7/16" O.S.B. roof sheathing
- Shingle-over ridge vent (full ridge standard for proper venting)
- 10" eave and gable end overhangs
- 8'0" ceiling height
- 5/8" type "X" ceiling gypsum board
- 2x6 exterior wall studs @ 16" o.c.
- 7/16" O.S.B. exterior wall sheathing
- 2x4 interior wall studs @ 16" o.c. (2x6 plumbing walls)
- 2x4 mating wall studs @ 16" o.c. with O.S.B. sheathing
- 1/2" wall gypsum glued & screwed on all walls, with additional foam adhesive applied on bearing walls

### INSULATION

- R-38 fiberglass ceiling insulation with vapor barrier
- R-21 high density fiberglass exterior wall insulation with vapor barrier
- R-13 high density fiberglass interior bath wall insulation
- Wind barrier house wrap

### PLUMBING AND HEATING

- Hot water baseboard with wall mounted thermostat
- PEX water supply and PVC DWV lines stubbed through floor
- Shut-off valves on all fixtures
- Anti-scald valves on tubs and showers

### ELECTRICAL

- 200-amp panelboard with 40 breaker spaces
- Toggle switches
- Dimmer switches for kitchen sink recessed light and dining room chandelier
- AC/DC smoke detectors and carbon monoxide detectors, per code
- Receptacles with ground fault circuit interrupter (GFCI) protection, per code
- Switched receptacle in Living Room
- Ceiling lights in Bedrooms
- Ceiling lights in Foyer, Kitchen, Hall, Utility, Walk-in Closets, & Attic
- Recessed light above Kitchen sink and in Basement Stairwell
- Chandelier in Dining area
- Two exterior lights at front exterior door
- One exterior light at other exterior doors
- Satin nickel lighting fixtures
- Door chimes – button at front door
- Two RG6 television jacks and two CAT-5 telephone jacks

### EXTERIOR

- Certainteed Mainstreet vinyl siding in double 4" Clapboard or Dutchlap
- Tamko Heritage Limited Lifetime architectural shingles
- 15# shingle underlayment & ice shield installed per code
- Aluminum drip edge and 6" fascia with 3" shadow board
- Vented vinyl soffit
- Fiberglass 6-panel front door w/ vinyl jambs & 5/4 x 4 flat casing
- Fiberglass 9-lite rear door w/ vinyl jambs & 5/4 x 4 flat casing
- Painted fiberglass exterior doors (excl. fire doors & Brook Haven limited edition series)
- 6' Harvey sliding patio door w/ low-e glass & 3" exterior flat casing (floorplan dictates)
- Harvey Slimline double hung vinyl windows – tilt sash, double low-e glass, Argon gas filled with full screens
- Vinyl Raised Panel or Louvered shutters on front elevation
- Satin nickel locksets & hinges (locksets keyed alike)
- Satin nickel kickplate for front door

## INTERIOR

- Smooth ceiling finish
- Interior paint-walls/ceilings primer coat-white
- 6-panel colonial white, hollow core doors with 3 mortised hinges
- Wood colonial trim, painted white, 2-1/4" casing and 3-1/4" base molding
- 876 Sanitary door stops
- Window stools with return mitered ends
- Satin nickel locksets and hinges, and matching door stops
- Privacy locksets on bathrooms and master bedroom
- Vinyl-coated metal closet shelving for coat, wardrobe, pantry & linen closets plus above washer/dryer

## FLOOR COVERING

- Vinyl sheet flooring with 1/4" lauan in Foyer, Kitchen, Bathrooms and Utility
- Shaw 25 oz. carpet (stain safety treated and FHA certified) over an 8 lb. pad

## KITCHEN

- Merillat Classic Marlin maple shaker-style cabinets (stained or natural finish): traditional overlay with soft close action doors and 6-way adjustable hinges; 5/8" wood dovetail drawer boxes w/ full extension, undermount, & soft close drawer glides; and roll-out tray in base cabinets
- Crown molding on wall cabinets
- Crescent edge laminate countertop and backsplash
- 8" deep double bowl stainless steel sink
- Moen Arc SRS kitchen faucet w/pull down spray
- 30" range hood - vented to exterior
- 110V & 220v receptacles for gas or electric range

## BATHROOMS

- Merillat Classic Marlin maple shaker-style cabinet (stained or natural finish): traditional overlay with soft close action doors and 6-way adjustable hinges
- One piece cultured marble vanity top and bowl
- 18" x 24" recessed medicine cabinet with mirrored door and decorative light
- 60" one-piece fiberglass tub/shower combination (also 36", 48", 60" shower or 60" tub – floorplan dictates)
- Elongated low consumption 1.28 gpf toilet
- Moen lavatory faucet in brushed nickel
- Delta Breez 110 cfm ceiling fan/light combination - vented to exterior

## WARRANTY

- Ten year RWC Structural Warranty

## ADDITIONAL RAISED-RANCH SPECIFICATIONS

- Recessed entry (floorplan dictates)
- Foyer light
- Hot water baseboard heating element for landing, shipped loose
- Landing with vinyl sheet flooring with 1/4" lauan
- Stairs up to living area with carpet and pad, shipped loose

## ADDITIONAL CAPE SPECIFICATIONS

- 12/12 rafters @ 16" o.c.
- 23/32" tongue and groove plywood floor sheathing between knee walls, tacked in place
- 3" PVC waste line and two 3/4" supply lines stubbed to second story
- 3 electrical circuits ran to second story
- Two (30410) Harvey Slimline Series double hung vinyl windows – tilt sash, double low-e glass, Argon gas filled with full screens & trim, shipped loose for second story gable ends
- 36" stairs installed to second story (carpet and pad shipped loose).
- Close-off package (panelized walls, insulation, gypsum board and 30" interior door with trim)

## ADDITIONAL TWO STORY SPECIFICATIONS

- 2x6 ceiling joists @ 16" o.c. with double 2x10 perimeter band joists
- 2x4 mating wall studs @ 16" o.c. with O.S.B. sheathing
- Fiberglass insulation along exterior perimeter between floor and ceiling
- Second story horizontal plumbing lines ran
- All second story siding shipped loose
- Stairs to second story installed (carpet and pad shipped loose) – floorplan dictates