



DESIGNER HOMES

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STANDARD SPECIFICATIONS

FOUNDATION

- 8'2" XI Superior Walls Foundation System
- Poured and Finished Basement Floor
- (4) Vinyl Casement Windows w/ Screens (Flat Lot)
- (2) Windows w/ Screens to Match House (Sloping Lot)
- 3" Steel Support Posts
- Basement Stairs & Railing - Built of SPF 2x10's with closed treads and risers
- Spray Foam between Foundation Wall and Sill Plate
- Basement Floor Sloped to Sump Pit or Floor Drains
- Bilco Door w/ Steel Exterior Door @ Bottom of Stairs (Flat Lot)
- 6068 Steel Swinging Patio Door (Sloping Lot)
- 2" x 10" Pressure Treated Sill Plate with Sill Seal
- Radon Pipe Installed around Interior Perimeter of Foundation, Connected to Home and Extended Through Roof

CONSTRUCTION

- All lumber is SPF #2 or higher
- 2" x 6" Exterior Walls w/ 7/16" OSB Sheathing
- 2" x 4" Interior Walls
- 2" x 10" Floor Joists w/ Solid Block Bridging
- 3/4" OSB Tongue & Groove Floor Decking - Glued & Nailed
- 1/2" OSB Roof Sheathing w/ H-clips

INSULATION

- R-21 Exterior Walls w/ Vapor Barrier
- R-38 Blown Ceiling w/ Vapor Barrier (Up to R-41 available) (R-30 HD Batt for 7/12 Storage, 9/12, or 12/12 roof pitches)
- Floor Insulation Installed Around Perimeter Per Code
- R-11 Basement Entry Walls
- 2" x 10" Pressure Treated & Insulated Sill Plate
- Low-E Vinyl Thermopane Tilt Windows w/ Screens
- Low-E Vinyl Sliding Patio Door (Some models)
- Steel or Fiberglass Insulated Exterior Doors
- Foam Gaskets on All Exterior Wall Receptacles & Switches
- Fiberglass Insulation Around Windows to Stop Air Infiltration
- Exterior House Wrap All Around Home

HEATING

- Electric Baseboard (Alternative heating options available)

EXTERIOR FINISH

- Install Owens Corning Shingles & Crane Siding
- Install 5" Seamless Gutters and 3" Downspouts to Grade

INTERIOR FINISH

- 1/2" Drywall Throughout All Rooms (including closets)
- 5/8" Drywall Ceilings Throughout
- (3) Coats of Drywall Compound - Sanded and Primer Painted
- Hang & Adjust All Interior and Exterior Doors
- Install Kitchen Cabinet Shelves
- Install Railing - Cape & 2-Story Only
- Install Close Off Package - Cape Only
- Final Cleaning
- Includes 6 Month Drywall Punch List

KITCHEN / BATH CABINETRY

- Legacy Crafted Cabinetry w/ Solid Maple Dovetail Drawers
- Available in a Variety of Styles in Oak, Maple, & Cherry

ELECTRICAL

- Install and Wire Meter Base with Mounting Platform
- Install and Wire 40-space Panel Box
- Most Models to Include Generator Sub-Panel
- Includes 3rd Party Electrical Inspection
- Hang All Interior and Exterior Light Fixtures with Bulbs
- Hang All Paddle Fans - If Optioned
- Most Models to Include (6) Basement Receptacles
- Most Models to Include (6) Porcelain Basement Lights (3-Way Wire in Most Cases)
- Prepare All Phone Lines for Phone Company
- Wire for Water Heater
- Wire for Well Pump, Septic Alarm & Septic Pump (if applicable)

PLUMBING

- Install All Drain Lines (PVC) to Sewer or Septic System
- Install All Water Supply Lines to Water Source
- Install (2) Frost Free Outside Faucets
- Pressure Test All Plumbing Lines
- Install Hot Water Heater (if applicable)
- Extend and Install Vent Pipes as Needed

GENERAL

- 10 Year Structural Warranty, Plus All Supplier Warranties
- House Placement and Staking Out of Lot
- Site Inspection by Designer Homes with Homeowner Throughout Project
- Floor Plan Design and Modification - No Extra Charge
- Certificate of Occupancy Upon Completion

This is an abbreviated list of standard specifications included in most homes from Designer Homes. Specifications may vary according to product line. See your sales representative for more information.

Designer Homes has a policy of continuous improvement to its products and services, and reserves the right to change materials and specifications without notice.