

Standard Specifications

2/26/2014

BALBOA

Exterior	
Sidewall Height/Ceiling Type	
9' Sidewall with Flat Ceiling - Single Wides	STD
9' Sidewall with Flat Ceiling	STD
Exterior Siding	
SmartSide Wood Vertical Siding	STD
Exterior House Wrap	STD
Hand Rolled Satin Exterior Paint	STD
Balboa Island Exterior - Shingled Roof on Bay Window, Straight Porch Header, verticle picket porch rails, 8-1/4" Lap Siding on front endwalls and to the end of the transverse gables down each sidewall, Quarter Round Trim per elevation, and no Cupola	STD
5 Rows Wainscot Lap in Courtyard (per plan)	STD
Balboa Island Exterior - Ship loose includes smooth hardi-panel, 2x4 rough sawn, 2x6 rough sawn, and 1/4 round trim for box bays and hitch end porch areas (see rendering)	STD
Exterior Walls	
2" x 6" - 16" On Center	STD
Interior Walls	
2" x 4"	STD
Moisture Resistant Sheetrock Bathrooms & Wet Wall in Kitchen	STD
Arches (per plan)	
Exterior Trim	
2"x4" Rough Sawn Trim - All Windows & Doors	STD
2"x8" Rough Sawn Fascia	STD
1"x2" Shadow Board on Gables/Dormers/Rakes	STD
Roof Pitch	
6/12 Roof Pitch - Single Wides	STD
3/12 Roof Pitch - Double and Triple Wides	STD
Roof Load	
20# - 24" O.C. Trusses	STD
1-1/2" LVL Engineered Ceiling Ridge Beam	STD
Roof Shingles	
30 Year Warranty - Architectural	STD
15lb. Rolled Roofing Felt Under Shingles	STD
7/16" OSB Roof Sheathing	STD
Eaves	
6" Sidewall Eaves - 27 and 40 Wides	STD
6" Sidewall Eaves - 14, 15, 20, 24, and 33 Wides	STD
10" Sidewall Eaves - 30 Wides	STD
Overhangs	
Front Overhangs per Plan, No Rear Overhangs	STD
Floors	
2"x8" 16" On Center - 14, 15, 20, 24, 27, 34, and 40 Wides	STD
2"x8" 16" On Center - 16 Wides	STD
3/4" OSB Floor Decking	STD
Underslung Axels w/ 9' Sidewalls on 13'- 6" and 14'-10" floors	STD
Exterior Doors	
Front Doors	
36"x96" 3/4 Window 10-Lite Fiberglass-Single or Dbl Doors (per plan)	STD
Rear Doors	
32" Inswing Fiberglass with 1/2-Light Window (per plan)	STD
Sliding Glass Doors	
6'x8' (per plan)	STD
Windows	
Windows	
Vinyl Frame - Dual Paned with Low "E"	STD
Residential Size Windows w/Grids on Front Elevation (per plan)	STD
Bathroom Windows (per plan)	STD
Windows in kitchen btwn counter tops & overheads (per plan)	STD
Picture Framed Window Returns with 2-1/4" Colonial Trim	STD
Window Blinds	
2" Fauxwood Mini Blinds	STD
Cornice Boxes above Main Windows	STD
Dormers	
Transverse Dormer with Gable on Front Endwall (per plan)	STD
Kitchen	
Cooking	
Gas Range - Free Standing 30" WFG114SWB	STD
Rangehood w/ Light 30" Vented Thru Ceiling or Sidewall	STD
Refrigerator	
18 cu. ft. No Icemaker W8TXEWFY	STD
Sinks and Faucets	
Stainless 70/30 Under Mount Sink-8" Deep (large bowl on left)	STD
Pewter Lighting, Faucet, and Hardware Package	STD
Water Shut-off Valves at Sink	STD
Cabinetry	
Hidden Hinges	STD
Hardwood Mission Style Cabinet Doors	STD
Wood Screwed and Glued Box Cabinets	STD
3" Crown Molding on Overhead Cabinets	STD
Rock Maple Interior Cabinet Finish with Back Paneling	STD
Drawers Over Doors	STD
Ball Bearing Drawer Guides	STD
Brushed Nickel Clamshells on Drawers & Knobs on Cab Doors	STD

Cabinetry (Cont.)	
Bank of Drawers in the Kitchen	STD
2 Door DEEP Overhead Cabinet Above Refrigerator	STD
33" Tall Overhead Cabinets	STD
Cityscape Overhead Cabinets	STD
Counter Tops	
Solid Surface Countertop, Selfedge, and Backsplash	STD
Utility Room	
80% Efficient Natural Gas/Propane Furnace	STD
40 Gallon Gas Water Heater	STD
Hinged Exterior Water Heater Door	STD
Plumb/Wire Washer	STD
Wire for Electric Dryer	STD
Metal Shut Off Valves at Washer	STD
Dryer Vent in Wall	STD
Base, Overhead, and Linen Cabinets (per plan)	STD
Electrical	
100 Amp Panel Box	STD
200 Amp Panel Box (40' Wide Triples)	STD
Programmable Thermostat	STD
Smoke Detectors Hard Wired with Battery Backup	STD
Carbon Monoxide Detector Hard Wired w/ Battery Backup	STD
Electrical Boxes Nailed to Wall Studs	STD
Doorbell	STD
Exterior GFI Plug at Rear Door	STD
Lighting	
Rocker Light Switches	STD
Porch Light at Exterior Doors	STD
Pewter Light Package	STD
Recessed Can Lights in Kitchen	STD
Recessed Can Light in Bathrooms	STD
Recessed Can Lights in Hallway and Entryway	STD
Ceiling Lights in Bedrooms	STD
Master Bath	
36" High Sink Cabinet	STD
Bank of Drawers	STD
Elongated Toilet	STD
Medicine Cabinet	STD
Solid Surface Countertop, Selfedge, and Backsplash	STD
China Sink	STD
Double Sinks in Master Bath - in TWO & THREE section plans	STD
Pewter Lighting, Faucet, and Hardware Package	STD
Sheetrocked Tub/Shower Flanges	STD
Balboa Master Baths - Tubs and Showers (Per Plan)	STD
Ceiling Exhaust Fan	STD
42" Tall Mirror w/ J-Rail & Clips installed on Top of Backsplash	STD
Water Shut-off Valves at Sink	STD
Water Shut-off Valve in Wall at Toilet	STD
Guest Bath (per plan)	
36" High Sink Cabinet	STD
Elongated Toilet	STD
Medicine Cabinet	STD
Solid Surface Countertop, Selfedge, and Backsplash	STD
China Sink	STD
Pewter Lighting, Faucet, and Hardware Package	STD
Sheetrocked Tub/Shower Flanges	STD
Fiberglass Tub/Shower 60"	STD
Ceiling Exhaust Fan	STD
42" Tall Mirror w/ J-Rail & Clips installed on Top of Backsplash	STD
Water Shut-off Valves at Sink	STD
Water Shut-off Valve in Wall at Toilet	STD
Floor Coverings	
Linoleum	
Diamondflor (DF) Vinyl Floor in Wet Areas	STD
Water Seal Protected Floors in Wet Areas	STD
Carpet	
7/16" 4lb. Carpet Pad	STD
Plush Stain Resistant Carpet	STD
Baseboards and Heat Registers	
Baseboards - 5-1/4" Throughout	STD
Toe Kick Heat Registers in Kitchen and Baths	STD
Interior Doors	
2-Panel Interior Passage and Wardrobe Doors	STD
Louvered Utility Room Door	STD
3/4" Pine Door Jambs	STD
Colonial Door Casing 2-1/4"	STD
Round Door Knobs - Brushed Nickel	STD
Wood Closet Shelves with Pole - (single shelf)	STD
Interior	
Tape and Textured Ceiling and Walls (1/2")	STD
Primed and Painted Interior Walls	STD
White Interior Wall Paint	STD
Rounded Drywall Corners	STD
Silent Air Return	STD
Insulation	
Ceiling R-38; Walls R-19; Floor R-22 (Energy Star)	STD