

HUNTINGTON HOMES STANDARD SPECIFICATIONS

21 MOHAWK TRAIL, SUITE 8

GREENFIELD, MA 01301

413-774-3382 413-774-3424 FAX

REVISED DATE: 9/21/00

FLOOR SYSTEM

Floor Joist:	2x8 @ 16" O.C. (12' spans) 2x10 @ 16" O.O. (13' & 13'-9" spans)
Floor Bridging:	Located at Center Span of Joist (Size to Match Joist)
Floor Deck Sheathing:	3/4" T&G Plywood (Glued & Nailed)
Support System:	Joist Hangers at Center Girder
Center Girder:	Flush Girder w/ Joist Listed per Module Span

WALL SYSTEM:

Exterior Walls:	2x6 Studs @ 16" O.C.
Exterior Wall Sheathing:	1/2" CDX Plywood, Glued & Nailed
Interior Walls:	2x4 Studs @ 16" O.C.
Marriage Walls:	2x3 Studs @ 16" O.C.
Marriage Wall Sheathing:	3/8" CDX Plywood, Glued & Nailed

ROOF SYSTEM:

Ceiling Joist:	2x6 @ 24" O.C.
Roof Rafters:	2x6 @ 24" O.C.
Roof Sheathing:	5/8" CDX Plywood
Roof Overhangs:	12" on all Sides

EXTERIOR FINISHES:

Siding:	Vinyl Double Lap 4" (Optional Cedar Upgrade)
Air Infiltration Barrier:	House wrapped w/ approved air barrier
Soffits:	Vinyl Vented (White) (Plywood unfinished w/ Wood Siding)
Facias:	Vinyl (White)(Optional Cedar Upgrade)
Corner Boards:	Vinyl (White)(Optional Cedar Upgrade)
Frieze Boards:	Supplied & Installed By Owner
Shutters:	Vinyl Shutters on Front Elevation
Roof Shingles:	30 yr. Arch Style Shingle
Roof Ice & Snow Barrier:	3' at bottom of roof edges
Roof Moisture Barrier:	15# Felt Paper

INSULATION SYSTEM:

Ceilings:	R-38 Fiberglass Batt w/ 2" Vent Space at Soffits
Exterior Walls:	R-21 Fiberglass Batt w/ 4ml poly Vapor Barrier
Miscellaneous Openings:	All Electrical & Plumbing Penetrations Foam Sealed

WINDOWS:

Windows:	Andersen Double Hung (Tilt-Wash Series) White Vinyl Clad Exterior Wood Interior, Low E Glass w/ Argon. (Optional Wood Grills) (Optional Casement Windows & Brown Clading)
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DOORS:

Exterior Doors:	Front Door: Six Panel Steel Insulated Door w/ adjustable Threshold Side Door: Two Panel w/ Half Glass Steel Insulated Door Optional Sliding or Terrace Doors Double Glazed & Clad exterior
Interior Doors:	Six Panel Masonite Hollow Core, Painted w/ Brass Knobs Bath & Bedrooms w/ privacy sets Optional: Six Panel Pine Doors & Solid Core Masonite Doors

INTERIOR FINISHES:

Ceilings:	1/2" Drywall w/ Flat Bright White Paint Finish
Walls:	1/2" Drywall w/ Flat Off-white Paint Finish
Floors: Wet Areas	Vinyl Flooring
Floors: Dry Areas	Carpet w/ 1/2" Foam Pad (Stain Resistant Meets UM-44D Stds.)
Baseboard Trim:	3-1/2" Colonial Trim (Clear Pine Painted or Stained)
Window Casings:	2-1/2" Colonial Trim w/ Stool & Cap (Clear Pine Stained or Painted)
Door Casings:	2-1/2" Colonial Trim (Clear Pine Stained or Painted)
Closet Shelving:	Vinyl Coated Wire Ventilated Shelving

KITCHENS:

Cabinets:	Merrilat: Spring Valley Oak or Maple (Recessed Panel)
Countertops:	Plastic Laminate w/ Square edge and Back Splash
Soffits:	12" Drywall

BATHS:

Cabinets:	Merrilat: Spring Valley Oak or Maple (Recessed Panel)
Vanity Tops:	Cultured Marble w/ Intergral Bowl
Medicine Cabinets:	Recessed Oak Framed w/ Intergral Light Strip Above
Accessories:	Chrome Towel Ring, Towel Bar, Paper Holder & Shower Rod

PLUMBING SYSTEM:

Water Supply Lines:	Copper Sized Per Fixture Requirement
Waste & Vent Lines:	Schedule 40 PVC w/ 2" Future Vent stubbed to Basement
Kitchen Sink:	Double Bowl Stainless Steel w/ Strainers
Kitchen Sink Faucet:	Chrome Single Lever w/ Separate Spray
Lavatory Faucet:	Chrome Spout w/ Plastic Handles
Toilet:	China 1.5 Gallon Water Conserving Type w/ Seat
Bath Tub/Shower:	One Piece 60" Fiberglass Type w/ Inergral Soap Dish & Towel Bar
Bath Tub Shower Valve:	Chrome Anti-Scald Single Handle Type w/ Shower Head & Tub Spout

HEATING SYSTEM:

Hot Water Baseboard:	Baseboard radiation Type w/ Thermostats stubbed to Basement Note: Boilers, Chimenys, Vents & All Loops Supplied By Owner
Domestic Hot Water Heater:	Supplied & Installed By Owner
Forced Hot Air:	Supplied & Installed By Owner
Air Conditioning:	Supplied & Installed By Owner

ELECTRIC SYSTEM:

Service Panel:	200 Amp Service (40 Circuit) w/ Breakers
Smoke Detectors:	Hardwire / Battery Backup type Installed Per Local Code
Exterior Receptacles:	GFI Protected (1) at Each Exterior Door Location
Interior Receptacles:	GFI Protected at Kitchen & Bath Areas
Mechanical Ventilation:	Range Hood Ducted to Exterior/ Bath Exhaust fans Ducted to Exterior
Exterior Light Fixtures:	Wall Mount type Light Located at all Exterior Doors
Interior Light Fixtures:	Kitchens, Baths, Halls & Dining Room w/ Overhead Lights. All other areas serviced w/ Switched Outlets.
Door Chime:	Exterior Buttons at (2) Exterior Door Locations
Phone Jacks:	Wall Mount Jacks (2) Included (Extras Optional)
Television Jacks:	Optional

DELIVERY & SETUP

Delivery:	See Quote Sheet for Specific Conditions Note: Temporary Poly Water proofing for 24 Hours only.
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GENERAL:

Warranty:	Builder Warranty of (1) year w/ Passthru Product Warranties.
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Code Compliance: BOCA Building Code
BOCA Plumbing Code
BOCA Mechanical Code
BOCA Energy Conservation Code
CABO One & Two Family Dwelling Code
National Electrical Code
Meet/Exceed all State Building,electrical & plumbing codes
FHA, FmHA, VA Approved
Third Party in Plant Inspections on all Construction

SPECIAL NOTE:

Foundation Work: All foundations requiring engineering certification, to be obtained locally
By Owner.

See Quotation Sheet for Modifications to Standard Specs Denoted Above.

