

Rochester Standard Ranch Specifications

House Floor Width & Roof Standards

Floor width 26' wide (available 28' & 30' wide)
(Floor width on JR-30 series std 30' wide)
Floor crawl space model
Roof truss 6/12 24" oc 50lb roof load (available 9/12)
Roof eave and rake 10"
Roof sheeting 7/16"
Roof sub fascia 2x6
Roof attic access
Ceiling drywall 5/8"

Structural Standards

Floor joist 2x10 16" oc
Floor deck 3/4" Tongue & Groove, screwed and glued
Floor band joist doubled sidewall, mate line
Ceiling 8' height through out (available 9')
Walls exterior 2x6 16" oc, double top plate, 1/2" drywall
Walls interior 2 x 4 16" oc 1/2" drywall
Walls mate line 2x3 16" oc 1/2" drywall
Walls exterior sheeted W/ 7/16 osb side end & mate line

Heating Standards

Heat register and boots
Main Duct and furnace not provided std. (some models available)

Plumbing Standards

3/4" PEX supply lines stubbed through floor per code
PVC drain lines stubbed through floor
Shut offs all exposed supply lines
Freeze proof faucet installed
Kohler single lever faucets, vanity, tubs, kitchen sink-
lifetime warranty
Kohler spray attachment kitchen sink
Kohler stainless steel sink kitchen
Proflo commode and tank
China lavs with overflows
Fiberglass tub & shower/enclosures, per print
All network of plumbing not included under floor (some available)

Electrical Standards

200 amp Siemen service panel 40/40
Copper romex 12-2 wire all general circuits
Copper romex wire other circuits sized accordingly
Ground fault protection per code
Arc fault protection all bedrooms
220V provided for dryer per plan
Smoke detectors per code
Switched receptacle in living room
3 way switches per plan
Ceiling lights, double bulb, all rooms except living room
Recessed flush mount canister lights in kitchen
Large porch lights by all exterior doors
Pendant lights over mirrors all baths
Broan light vent combination all baths
Range hood with light
Attic light
Door chime front door
One Telephone jack, choose from suggested locations
Outside recept front and rear

Exterior Finish, Window, Door & Insulation Standards

House wrap
Ice dam protection eaves
R-19 paperback batt insulation all exterior walls
R38 blown attic insulation
Vinyl 4x4 siding, prepped for sill plate fastening

Vented vinyl soffit
Aluminum fascia
Owens Corning TruDefinition Duration shingles-limited
Lifetime warranty
Andersen Silverline single hung windows (see Window Options)
Vinyl casement window over kitchen sink –per plan
Grids between glass
Tip out sash Low E2 argon filled glass
15" louvered shutters all windows
Steel insulated exterior doors, 6 panel white
Dead bolts keyed alike
Front door peep hole and knocker 3'0" X 6'8"
Rear door 20 minute fire rated 2'8" X 6'8"

Cabinet Standards

Merillat Oak Millbridge recessed panel per plan
Crown molding over all wall cabinets
Wall cabinets over washer and dryer, per plan
Lazy susans in corner per plan
Raised angle wall cabinet in corner per plan
Raised Pantry Cabinet per plan
Bank of drawers in base cabinets - bathrooms
Post form laminate counters with back splash

Interior Door and Trim Standards

6 panel interior doors oak embossed finish 32" where applicable
Wood base and door casing oak embossed finish
Mortised hinges all doors
Lever action passage and privacy locksets
Wood casing and jamb with oak embossed finish all windows
2 1/4" mirror trim stained to match door/window trim color
All interior decorative wood components added will match trim color

Floor Covering Standards

FHA certified wear-dated Anso nylon carpet 35 oz. ship loose
not installed
5 lb rebond carpet pad ship loose
16 x 16 vinyl tile installed in the kitchen, baths, utility, foyer &
morning room, per plan

Interior Finish Standards

Smooth wall finish painted white with hi-build primer
Stipple finish ceiling painted white with hi-build primer
Flush transition at ceiling line no beam
Epoxy coated wire shelves closets

Appliances

Range hood over stove area
No appliances standard

Warranty

One year, 10 year structural as described on web page
www.rochesterhomesinc.com (ID102006)



Accepted By: _____ Date: _____