



2021 Classic Series Specifications

Each New England Home is individually crafted to meet or exceed the high standards listed below. However, you may work with your Independent Builder to custom design a New England Home to meet your exact specifications.

Floor Systems:

- 2" x 8" or 2" x 10" floor joist 16" on center as required by span with double 2" x 12" rim joists. Steel joist hangers or ledger as required
- ¾" OSB tongue & groove floor decking glued and fastened
- Solid wood bridging installed at center spans
- 3½" concrete filled steel support columns provided
- Bath Area - Open Web Joists

Exterior:

- 2" x 6" studs, 16" on center
- Air infiltration barrier applied at sole and cap plates
- R-21 kraft faced insulation
- 7/16" OSB wall sheathing glued and fastened
- Tytar House Wrap
- Mathews Bros. Sanford Hills DH white vinyl windows with brickmould profile, nail fin w/J channel, Low-E argon filled glass PG50, white contoured GBG and full screens,
- Paradigm patio sliding glass door white vinyl with screen
- Therma-Tru Insulated fiberglass smooth doors with wood frame, adjustable oak threshold
- Door chime at front and rear doors
- Exterior Portfolio Double 4 vinyl siding in 15 colors with Matching corners
- 5/8" OSB roof sheathing, ply clips used with 24" o.c. framing
- 6/12 roof pitch; 12/12 roof pitch standard on Capes
- White galvanized drip edge
- 30 year fiberglass architectural roof shingles (13 colors) over IKO Synthetic Roof Guard
- Ice and water barrier at eaves
- 6" or 12" (nominal) roof overhangs on front and rear of Colonials and Ranches and Capes
- 6" (nominal) gable end overhangs on Colonials and Ranches. Gable end overhangs are optional on Capes
- Prep for R-49 cellulose ceiling insulation (all States) Ranches and Colonials – Site Installed by Builder
- R-38 fiberglass ceiling insulation and R-38 high density 2nd floor insulation in Cape with folded roof system
- Klear, PVC rake and fascia trim, smooth finish
- Vented vinyl soffit
- "Shingle Over" ridge vent

Interior:

- 2 x 4 studs, 16" on center interior wall framing
- Full 8' ceiling height; 2nd floor ceiling height on unfinished Cape vary by pitch
- ½" high strength gypsum board on ceilings smooth finish
- ½" high strength gypsum board on walls
- All interior drywall surfaces are primed
- Primed, 6 Panel hollow-core (smooth) 3-hinged int. door
- Primed, louvered door at washer & dryer closet
- Brushed nickel finish passage and privacy lock sets
- Primed, finger jointed colonial 2½" casing and 3½" baseboard and door jambs (Ranches, unfinished Capes only)
- Primed, finger jointed colonial 3½" casing and 5¼" baseboard and door jambs (Colonials, finished Capes only)
- "Total Slide" pre-finished ventilating closet shelving

Kitchen:

- Kraftmaid Belmont Maple Square or Grandview Oak Square (36" overhead cabinets with crown moulding)
- Laminate counter top (290 wrap)
- Ductless range hood (ducted when required by code)
- Double bowl, 8" deep stainless steel sink
- Moen single lever faucet and spray
- Open above kitchen cabinets

Bathrooms:

- Kraftmaid Belmont Maple Square or Grandview Oak Square
- Laminate vanity top with china drop-in basin
- Fixture colors: white or bone
- Moen single lever faucets
- One-piece smooth finish fiberglass tub/shower unit or shower
- Shower rod
- All shower valves incorporate anti-scald single lever valving
- Panasonic direct vent bath fan/light with insulated air duct
- Elongated water closet bowl with insulated tank

Plumbing and Electrical:

- Hot water baseboard heat
- Pex plumbing
- PVC drain, waste and vent lines
- 200 AMP main service panel with circuit breakers
- Ground fault protected receptacles provided in kitchen, bath & exterior locations as required by code
- Hard wired smoke and CO detectors with built-in battery back up provided as required by code
- Two pre-wired telephone jacks: kitchen and one bedroom
- One pre-wired cable television jack in specified location
- Basement light fixtures installed Programmable Digital thermostat Emergency shut off boiler switch
- Decora rocker switches and receptacles
- Brushed nickel light fixtures provided at kitchen, dining, bath, walk-in closet, hall, entry foyer and exterior door locations
- Non-storage attic pull chain light in folded truss roof only
- Arc fault protection as required by code
- 5" Recessed light over kitchen sink
- Radon prep for all single family homes

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