



FLOOR SYSTEM:

- 3/4" Plywood floor (tongue & groove, glued & screwed)
- Perimeter beam: 2 - 2x10 with foam block insulation
- Engineered "I" beams @ 16" o/c
- Metal hangers at junction of middle beam and perimeter of module
- 1 x 4 strapping to unite floor joists
- Middle beam 3 2x10 under each half at center, front and rear of home

EXTERIOR WALLS:

- 2 x 6 studs 16" o/c
- Tyvek house wrap
- 1/2" plywood sheathing
- Fiberglass insulation (R-19)
- Vapor barrier, type-1 poly
- 1x4 strapping @ 16" o/c

INTERIOR WALLS:

- 1/2" sheetrock
- 2x4 interior partitions 16" o/c
- 1/2" waterproof sheetrock around tub and shower areas

ROOF & CEILINGS:

- Roof pitch as shown on each model (6/12 minimum)
- Optional roof pitches available (including hip)
- Roof trusses at 24" o/c (Engineer approved)
- 1/2" plywood roof sheathing nailed with H-clips
- 15# felt underlayment
- 36" rain and ice shield
- 25 year asphalt shingles (other options available)
- 1 1/2" Aluminum drip edge
- 6" Aluminum fascia
- Overhang front, back, and ends 12" to 16" depending on model
- R-40 cellulose insulation
- Laminated beams (LVL)
- Vapor barrier, type-1 poly
- 1x4 strapping at 16" o/c
- 1/2" ceiling sheetrock screwed
- 8' ceilings standard (9' available on first floor of two story homes).
- Cathedral ceilings available

SIDING & WINDOWS:

- D/4 Traditional or Dutch lap vinyl siding (14 standard colors)
- Vinyl shutters (front only) if shown on plan
- Decorative trim if shown on plan
- Aluminum fascia and vinyl soffit
- Solaris or Anderson 400 Series standard windows
- All windows Low E coated
- 5/8" space between glass argon filled (R-4)
- Casement windows with interior grills per plan
(1 opening on 2-section windows and two openings with 3+ sections)
- Double hung windows with interior grills per plan
- Full PVC sashes (Wood available)
- PVC Window Sill (Wood Available)
- Removable Full Screens



Vallée-Jonction, on March 24, 2011

PLUMBING & HEATING:

- 3/4" Water Supply line – Wirsbo / PEX
- 3" Main Soil line – PVC
- 1 1/2" fixture drain - PVC
- Plumbing for washing machine if shown on plan
- Hot water baseboard heat second floor
- Anti-scald valves available for tub and shower units

ELECTRICAL:

- Grounded electrical system
- 200-amp circuit breaker panel, provided (40 circuits with possibility of 80)
- Decora style switches and outlets throughout
- 4 lights pre-wired in basement
- Hardwired Smoke detectors (AC/DC) (Not included for state of Mass.).
- Ground fault circuits wired per national electrical code
- 2 exterior GFI receptacles
- Entrance lights at all exterior doors
- Electrical for washer and dryer if shown on floor plan
- Doorbell at front & service door (2)
- 4 telephone wires (jack not included)
- 4 television wires (jack not included)
- Arc fault by NEC99
- Light center of each room (no fixture)
- Light over kitchen sink (no fixture)
- Light on wall over vanities (no fixture)
- GFI bath and kitchen receptacles

KITCHENS:

- Full-overlay oak shaker cabinets with assorted stain choices. (Maple, Birch, Cherry, and Walnut or Thermo Foils available)
- Adjustable shelves in top cabinets
- Steel Queen double bowl stainless sink
- Moen single lever faucet
- Several standard choices of drawer pulls and knobs
- Dishwasher space
- Laminate countertops with Italo edge (over 250 standard colors available)

BATHROOMS:

- Vanity – Oak shaker cabinets with assorted stain choices (Maple, Birch, Cherry, and Walnut or Thermo Foils available)
- Laminated countertops with Italo edge (Over 250 standard colors available)
- Porcelain sinks
- Moen single lever faucets
- Maax fiberglass tubs and showers (refer to plans for specific model included) standard: White or Bone
- 1.6 gallon water saver toilets standard
- Bathroom fan, 110 CFM

EXTERIOR DOORS:

- Front door - 36" steel insulated with PVC frames (per plan)
- Service door - 34" steel insulated with PVC frames (per plan)
- All doors painted white (24 colors available)
- Front doorknob- colonial with deadbolt, brass or chrome
- Service doorknob - round with deadbolt, brass or chrome
- Patio door - 6' PVC int./ext. with sliding screen (per plan)



INTERIOR DOORS:

- Primed Masonite doors - six standard styles to choose from
- Master bedroom and baths - round brass doorknob privacy locks
- Bi-fold or pocket doors for closets (per plan)
- Solid pine doors optional
- French doors included if shown on plan

VENTILATION:

- Vented Vinyl Soffit
- Gable End Vents
- Venmar air exchanger with heat recovery

STAIRS:

- Particle board treads & risers (height & width per code), standard
- Hardwood treads and risers available in Oak, Birch, Maple
- Colonial hardwood spindles and handrail for second floor, per model (Choice of Oak or Birch standard, Maple optional)
- Basement treads, risers and handrails included

TRIM:

- Colonial door & window casing 3 1/2" solid wood, primed
- Colonial base 5 1/4" solid wood, primed
- Clear Pine Colonial trim option at no extra cost

MISCELLANEOUS:

- 3" x 3" x 3/16" adjustable lally columns for basement included
- All cape models come with the second floor finished (built in 4 modules)
- Raised ranch models come with windows for knee wall shown on plan
- PFS Third-Party Inspection Agency

DELIVERY:

- All prices include delivery to your lot

Note: Some states require more than the standard specifications listed for approval.