

KENSINGTON FAMILY HOMES
STANDARD SPECIFICATIONS
UPTOWN VILLAGE AT MILFORD

FOUNDATION

Wall Footings: Size/Location Per Print
Trench Footings: Size/Location Per Print
Foundation Walls: Size/Location Per Print

WOOD FLOOR CONSTRUCTION

Treated Lumber: Southern Yellow or Red Pine, S-Dry (AWPA UC3B) #2 or better
Sub-Flooring: 3/4" T&G.OSB wood panels
Floor Joists: 2x10 SYP

WALL & ROOF FRAMING

Interior Walls: 2x4; Spruce, Pine or Fir, stud grade or better
Exterior Walls: 2x6; Spruce, Pine or Fir, stud grade or better
Unit Separation Wall: (2) 1" Gypsum Panels on 2" H-Studs @ 24" o.c. w/3/4" air space, each side.
Framing Lumber: Fir, Yellow Pine, Hemlock, Spruce #2 or better
1st Floor Wall Height: 9'-1 1/8"
2nd Floor Wall Height: 8'-1-1/8"
Habitable Attic: 8'-1-1/8"
Wall Sheathing: 7/16" OSB
House Wrap: DryLine House wrap
Roof Sheathing: 7/16" OSB

EXTERIOR WALLS

Vinyl Siding: Vinyl
Ext. Trim/Accessories: Vinyl.
Exterior Fascia: Aluminum Clad
Soffit: Vinyl soffit system
Gutters: Aluminum gutters and downspouts

ROOFING

Shingles: Certainteed Landmark dimensional shingles; Driftwood

GARAGE DOOR

Garage Door: 9' X 7' steel; insulated door w/opener.

MASONRY

Brick: Location per plan – Blend with existing

WINDOWS/EXTERIOR DOORS:

Front Entry Door: Six Panel Fiberglass Door w/Deadbolt
Garage Service Door: Six Panel Fiberglass Door
Garage/House Door: Six Panel Fiberglass Door w/Deadbolt
Windows/Door walls: Vinyl windows with LoE3 insulated glass; White.
Interior Window Finish: Drywall returns with wood sill and apron casing.
Screens: All doorwalls and operating windows of living areas

CONCRETE WALK AND DRIVEWAYS

Service Walk: 36" wide, from drive to porch per plot plan. Broom Finish
Driveway: Size/layout per plot plan. 4" Thick driveway with 6" Thick Apron. Broom Finish

HEATING

Furnace: Comfortmaker 93% efficient, Single Stage Furnace
*Furnace duct locations and cold and hot air openings vary from house to house and from model to model. Thermostat location will vary from house to house and model to model.
Air Conditioning: Comfortmaker 13 Seer; Sized Per Plan
Thermostat: Programmable thermostat

INSULATION

<u>Location</u>	<u>Type</u>	<u>R-Value</u>
Exterior Walls (2x6)	Fiberglass Batt Insulation	R-21
Unit Separation Wall	Fiberglass Batt Insulation	R-13
Garage Ceiling:	Fiberglass Batt Insulation	R-30
Bond @ Floor Separation	Fiberglass Batt Insulation	R-38
Attic Areas:	Kraft Faced Fiberglass w/Blown	R-40

ENERGY SEAL

Energy Seal: Energy caulk and foam package

DRYWALL

Upper Level Ceiling: 5/8" Drywall with tape and finished joints on 24" o.c. trusses
Living Areas: 1/2" drywall with tape and finished joints
Garage: Drywall all walls and ceiling area; 1/2" drywall with slick tape finish.

PAINTING

Walls and ceilings: (1) coat flat finish primer, and (1) flat topcoat. Sherwin Williams; Extra White
Woodwork & Doors: (1) coat flat finish primer, and (1) semi-gloss topcoat. Sherwin Williams; Extra White
Exterior Painted Elements: (1) coat exterior latex satin finish

PLUMBING FIXTURES

Water lines to be PEX. Drains, waste, and vents to be PVC.
Waste plumbing lines may run below basement floors, through crawl spaces, under joists, or hung along the basement walls.

Kitchen Sink: Single Bowl undermount; Stainless Steel
Kitchen Faucet: Delta Essa Pull-Down Kitchen Faucet; Matte Black
Garbage Disposal: 1/3Hp
Lavatory Sink: Undermount rectangle bowl sink
Lavatory Faucet: Delta Arvo Single Hole Faucet; Matte Black
Toilet: Two Piece Elongated; White
Toilet Seat: Plastic, White
Tub/Shower Unit: 5' Fiberglass Tub/Shower Insert
Tub/Shower Faucet: Delta Arvo Tub/Shower faucet w/Delta Universal square shower head; matte black
Master Shower: 5' Fiberglass Shower Insert
Shower Faucet: Delta Arvo Shower faucet w/Delta Universal square shower head; matte black
Hot Water Heater: 50 Gallon, Electric