

Huntington Homes, Inc.

Standard Specifications

Floor System:

Floor Joists: 2x10 SPF @ 16" o.c. (2x8 SPF for 12' modules). 2x12 Optional
Perimeter: Double 2x10 SPF – truss plates at all seams.
Perimeter Insulation: Hunter HeatShield Rigid Foam (R21).
Center Girder: Double 2x10 SPF – Joist Hangers at all Floor Joists
Bridging: Solid Bridging – one row centered per module
Deck Sheathing: ¾" T&G Plywood – glued and nailed.

Wall System:

Exterior Walls: 2x6 SPF @ 16" o.c. with ½" CDX Plywood. 2x8 EPS (R25),
Double stud 2x10 (R34) or 2x12 (R41) are available
Housewrap: Typar Standard. HydroGap is available.
Interior Walls: 2x4 SPF @ 16" o.c.
Marriage Walls: 2x4 SPF @ 16" o.c. w/ 3/8" CDX Plywood.
Vapor Barrier: Delete.
Thermal Bypass: In-House Thermal Bypass Inspections optional using EPA
ENERGY STAR guidelines.
Ceiling Heights: 7'-7 1/2" Standard. 8' and 9' Ceiling Heights available per design.
Drywall: ½" Drywall – taped and painted.
Insulation: R21 GreenFiber Dense Pack Cellulose. All Borate product.
Air Sealing: All penetrations through drywall (ex. Electrical boxes) are sealed
using expansion foam.

Roof System:

Rafter:
4 Box Cape / Hi-Post Cape / Gambrel: 2x12 SPF @ 24" o.c. (16" optional)
Colonial / Ranch / Pop-up Cape: 2x6 SPF / MSR @ 24" o.c. (16"
optional)
2x8 SYP rafter available.
Roof Sheathing: 5/8" CDX Plywood (nailed).
Roof Pitch: 5/12 – 12/12 per design.
Overhangs / Rake: 3" – 12" box or rafter tail per design.
Ceiling: 5/8" drywall (glued and screwed) – taped and painted.
Roof Underlayment: Grace Ice and Water first 60" and all valleys. REX Synfelt at
balance of roof.

Shingles: IKO Cambridge (lifetime limited warranty)

Insulation:

Fixed Rafter: R41 Dense Pack Cellulose w/ double sheathing detail. R51 composite using 3” Polyiso foam + DP Cellulose is available.
Attic: R-38 (12”) Owens Corning Fiberglass Batt. Or Delete for onsite Cellulose (recommended).

Exterior Finish.

Windows: Andersen 400 Series. Wood Window w/ vinyl clad exterior. Interior finished to match interior trim work. Andersen A Series, Andersen A Series with Triple Pane glass, Green Mountain Windows, and Integrity TriPane also available.
Sill Pan Vycor peel and stick
Window Flashing: ProtectoWrap Super Stick.
Siding: Georgia Pacific: Vision Pro Vinyl is standard. Georgia Pacific: Compass, Grade A Cedar Clapboard, Clear Vertical Grain (CVG) Hemlock Clapboards (primed or natural) are available.
Exterior Trim: Boral, and Grade A Cedar exterior trim is available.
Fascia: Georgia Pacific Vinyl is standard. Boral, and Cedar are available.
Soffit: Georgia Pacific continuous vented is standard. AC Plywood w/ vent strip is available.
Shutters: Vinyl shutters are included on unit fronts (per plan).
Exterior Doors: Therma-Tru Fiberglass doors standard. Fir, Pine, Oak, and Mahogany doors are available.
Patio Doors: Andersen Terrace, Sliding, and French doors are available. (included per plan)

Flooring:

Wet Areas: Armstrong Rockville, OR Tarkett Proline Vinyl floor. - Standard
Carpet: Mohawk Stylish Story (100% Recycled) – 40 oz w/ 6lb bonded pad. – Standard.
Mohawk Equinox Berber with Scotchguard – Optional.
Tile: By Others.
Hardwood: By Others.

Interior Finish:

Casing: 1x4 PFJ pine or Colonial Casing (painted, stain, poly) are standard. Window stools with aprons are standard details. Option

Casing: Windsor, Marblehead, and 1x4 with bead are available. Poplar 1x trim is also available.

Baseboard: 1x6 PFJ pine or Colonial Base (painted, stain, or poly) is standard. B400 speedbase or 8453 molding cap trim are available. Poplar 1x trim is also available.

Interior Doors: 6 Panel Formed doors (hollow core) are standard. 6 Panel solid core, 6 panel pine doors, and Lemieux Primed Panel Doors are stock options. All doors from Brosco or Huttig are available.

Locksets: Schlage Plymouth Knob with brass, brushed chrome, or aged bronze finish. Baldwin hardware is available.

Shelving: Ventilated metal shelving standard. Wood shelving available.

Kitchen:

Kitchen Cabinets: Merillat Classic Spring Valley (maple or oak) are standard. All other Merillat cabinet styles / construction are available. Standard Kitchen layout includes; lazy susans in corners, pull out trays in base cabinets, and 1 bank of drawer base cabinets.

Countertops: Formica square edge with integrated backsplash standard.

Kitchen Sink: Silvercast 3321 Double Bowl Stainless Steel.

Kitchen Faucet: Delta 400 lever handle with spray.

Appliances: All Appliances by Others.

Range Hood: Broan – vented to outside.

Bathroom:

Vanity: Merillat cabinet w/ cultured marble top and Delta 520 faucet. Wolf Granite tops available

Medicine Cabinet: Recess medicine cabinet with sconce on all 24” – 40” Vanities. Plate mirror with wall sconce standard on all 48” – 60” vanities.

Tub / Shower: MAAX AKER one piece fiberglass with Delta valve. – standard. Cast Iron base w/ hardboard surround (for tile) – optional.

Showers: 36” and 48” MAAX AKER one piece fiberglass per plan. Prep with hardboard for onsite tile shower is available.

Spa tub: American Standard Cadet Whirlpool per plan.

Water Closets: American Standard: Colony Fitright – 1.6 gpf. Toto Drake available.

Bath fans: Panasonic Whisperlite 110 cfm bath fans vented to exterior. One fan per house to be on Automated Control

HRV Rough-In for HRV is optional.

Plumbing and Heating:

Heat: Slantfin Hot Water Baseboard (HWBB) in modules by Huntington Homes. Balance of system supplied by Owner / Builder. Prep for onsite ASHP, Radiant or HVAC is available.

Heat Piping: 5/8" Watts HeatPex.

Water Lines: Watts WaterPex.

Drain / Vent Lines: Schedule 40 PVC

Future Vent: 2" Future vent is stubbed to the basement.

Electrical Systems:

Service Panel: 200 Amp panel supplied with all breakers for house circuits.

Wiring: 12 gauge copper or better.

Devices: All Devices Pass and Seymour. Tamper Resistant.

Smoke Detectors: Hardwired with Battery Backup. Installed per code.

CO Detectors: Hardwired with battery Backup. Installed per code.

Light Fixtures: Seagull included per plan.

Recessed Cans: 4" and 6" are available.

Bulbs: CFL / Incandescent are Standard. LED bulbs are available.

TV: All TV wire to be RG6 coaxial

Phone: All Phone wire to be Cat5

Network: Network wiring is available.

Exterior: GFI outlets and light fixtures at each exterior door.

General:

Warranty: 1 year Limited Warranty.

Code Performance (per state):

- International Residential Code. – Version per State
- International Building Code. – Version per State
- International Plumbing Code. – Version per State
- National Electric Code. – Version per State
- NFPA 101 Life Safety Code.
- Mass State Building Code – Current Edition.
- All State Energy Codes.

- Meets / exceeds all State Building / Electric / and Plumbing codes.
- Third Party in Plant Inspections on MA, NH, CT, RI, ME Construction.

All Specifications subject to change without prior Notice by Huntington Homes

Updated: October 21, 2015