

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
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.
Housewrap:	Typar
Interior Walls:	2x4 SPF @ 16" o.c.
Marriage Walls:	2x3 SPF @ 16" o.c. w/ 3/8" CDX Plywood.
Vapor Barrier:	3 mil Poly – all exterior walls.
Thermal Bypass:	In-House Thermal Bypass Inspections optional using EPA ENERGY STAR guidelines.
Ceiling Heights:	7'-8" Standard. 8' and 9' Ceiling Heights available per design.
Drywall:	½" Drywall – taped and painted.
Insulation:	R20 Cel-Pak Dense Pack Cellulose (recycled news print).
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 warranty)

Insulation: R-38 (12") Owens Corning Fiberglass Batt. Or Delete for onsite Cellulose.

Exterior Finish.

Windows: Andersen 400 Series. Wood Window w/ vinyl clad exterior. Interior finished to match interior trim work. Andersen A Series and Green Mountain Windows also available.

Window Flashing: 4" Vycor at all window openings

Siding: Georgia Pacific Vinyl is standard. Grade A Cedar Clapboard, and Clear Vertical Grain (CVG) Hemlock Clapboards (primed or natural) are available.

Exterior Trim: MiraTEC, Grade A Cedar and D Select Pine exterior trim is available.

Fascia: Georgia Pacific Vinyl is standard. MiraTEC, Cedar and Pine 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. Pine, Fir, Oak, and Mahogany doors are available.

Patio Doors: Andersen Terrace, Sliding, and French doors are available. (included per plan)

Flooring:

Wet Areas: Armstrong Optimations Vinyl floor. - Standard

Carpet: Philadelphia Villawood – 40 oz w/ 6lb bonded pad. – Standard. Monarch Carpets- Berber with Scotchguard – Optional.

Tile: ½" HardiBacker to prep for onsite tile.

Hardwood: Prep for Onsite Hardwood. (pad cabinets and ship loose baseboard)

Interior Finish:

Casing: Colonial casing (stained, poly, or painted) or 1x4 PFJ (painted) are standard. Window stools with aprons are standard details. Option Casing: Windsor, Marblehead, and 1x4 with bead are available.

Baseboard: Colonial Baseboard (stained, poly, or painted) or 1x6 PJF Pine (painted) are standard. B400 speedbase or 8453 molding cap trim are available.

Interior Doors: 6 Panel Formed doors (hollow core) are standard. 6 Panel solid core, and 6 panel pine doors are available.

Locksets: Schlage with brass finish. Brushed Chrome and Aged Bronze are 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. Wood nosing and Butcher Block tops are available.
Kitchen Sink: Silvercast 3321 Double Bowl Stainless Steel.
Kitchen Faucet: Delta 400 lever handle with spray.
Appliances: GE SpaceSaver Microwave Available.
Range Hood: Broan – vented to outside. Microwave / Hood combo units (GE) are available.

Bathroom:

Vanity: Merillat cabinet w/ cultured marble top and Delta 520 faucet. Denova Surfaces 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: Hot Water Baseboard in modules by Huntington Homes. Balance of system supplied by Owner / Builder. Prep for onsite Radiant or HVAC is available.
Fireplaces: Empire Comfort Systems gas fireplaces are available. Prep for onsite masonry fireplace or woodstove is also available.
Water Lines: Copper - Types L and M per codes. Pex available.
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.
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. LED recess cans 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 all MA, NH, CT, RI, ME, NY Construction.

All Specifications subject to change without prior Notice by Huntington Homes