

# ROCHESTER STANDARD ADVANTAGE RANCH SPECIFICATIONS

## House Floor Width & Roof Standards

Floor width 26' wide  
Floor crawl space mode ( basement prep available)  
Roof truss 6/12 24" oc, 16" oc available  
Roof eave and rake 10"  
Roof sheeting 7/16"  
Roof sub fascia 2x6  
Roof attic access  
Ceiling drywall 5/8"

## Structural Standards

Floor joist 2 x 10 16" oc #2 SPF or better  
Floor deck ¾" Tongue & Groove, Ring Shank Nails, Handifoam  
Floor deck Cut back at mate line  
Floor band joist doubled sidewall, mate line  
Ceiling 8' height through out  
Walls exterior 2x6 16" oc, double top plate, ½" drywall  
Walls interior 2x4 24" oc ½" drywall  
Walls mate line 2x3 16" oc ½" drywall  
Walls exterior sheeted W/ 7/16" osb side, end and mateline

## Heating Standards

Heat registers and boots  
Main Duct and furnace not provided as std.

## Plumbing Standards

1/2" PEX supply lines stubbed through floor per code  
Air Hammer Arresters install Washer, DW, if applicable  
PVC drain lines stubbed through floor  
Shut offs all exposed supply lines  
Delta single lever faucets, vanity, tubs- lifetime warranty  
Delta gooseneck kitchen faucet- lifetime warranty  
Stainless steel double bowl kitchen sink  
Gerber elongated commode and tank  
China lavs with overflows  
Fiberglass tub & shower/enclosures, per print  
All network of plumbing not included under floor

## Electrical Standards

200-amp Siemen service panel 40/40  
Copper romex 14-2 wire all general circuits  
Copper romex wire other circuits sized accordingly  
Ground fault protection per code  
Arc fault protection all bedrooms  
Prepped for gas dryer per plan  
110V for gas range per plan  
Smoke and carbon monoxide detectors per code  
3-way switches per plan  
Kichler ceiling lights, double bulb, all bedrooms and living room  
LED recessed flush mount canister lights in kitchen  
Kichler LED light fixture in utility, hall, per print  
Kichler coach light by all exterior doors  
Kichler pendant lights over mirror all baths  
Broan light vent combination all baths  
Microwave prep standard over future range location  
Attic light  
Door Chime front door  
Exterior GFCI recept front and rear, per code  
Tamper resistant recepts  
All UTL circuits GFCI, all KIT circuits ARC fault AFCI, DW  
GFCI protected  
10ft. Thermostat Wire coiled under floor through wall  
Furnace prep per print- Finished closet w/ switched light, dedicated/switched  
110 metal box  
W/H prep per print- Finished closet w/ switched light, dedicated  
220 metal box

## Exterior Finish, Window, Door & Insulation Standards

Tyvek House wrap around entire house, gables included  
Ice dam protection eaves  
R-21 paperback batt insulation all exterior walls  
R38 blown attic insulation  
Vinyl 4x4 siding, prepped for sill plate fastening  
Vented vinyl soffit  
Aluminum fascia  
Owens Corning TruDefinition Duration shingles-limited lifetime warranty  
Silverline single hung windows (see options) Grids between glass  
Vinyl casement window over kitchen sink -per plan  
Tip out sash Low E2 Argon filled glass  
15" raised panel shutters front of home only  
Thermatru Fiberglass front door peep hole and knocker 3'0" X 6'8" with lever action Schlage lockset  
Thermatru Steel rear door 20-minute fire rated 2'8" X 6'8" with lever action Schlage lockset, dead bolts keyed alike  
Caulking under all exterior walls

## Cabinet Standards

Merillat Spring Valley Maple stained, recessed panel per plan  
Soft close doors & drawers, plywood construction full extension drawer box  
30" Overhead wall cabinets, crown molding over all wall cabinets  
Lazy Susan in corner per plan  
Raised angle wall cabinet in corner per plan  
Raised Pantry Cabinet per plan  
Bank of drawers in base cabinets - bathrooms  
Laminate counters with rolled edge and Post Form backsplash

## Interior Door and Trim Standards

White hollow core smooth painted interior doors, choose between 3 styles,  
32" doors where applicable  
Colonial style wood base and door casing painted white finish  
Mortised hinges all doors  
Lever action passage and privacy locksets  
Colonial style wood casing and jamb with white finish all windows  
2 ¼" mirror trim stained to match door/window trim color  
All interior decorative wood components added will match trim color

## Floor Covering Standards

Carpet 14 oz ship loose not installed  
5 lb rebound carpet pad ship loose  
Vinyl roll goods installed in the kitchen, baths, utility, and foyer per plan

## Interior Finish Standards

Smooth wall finish painted white with hi-build primer  
Stipple finish ceiling painted white with hi-build primer  
Flush transition at ceiling line no beam  
Epoxy coated wire shelves closets & utility  
Closet organizer system in Bedroom 1 walk in closet. Per print

## Appliances

Microwave prep over stove area  
No appliances standard

## Warranty

One year, 10 year structural as described on web page  
[www.rochesterhomesinc.com](http://www.rochesterhomesinc.com) (ID102006)

U: Lit Room/Standards  
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Accepted By: \_\_\_\_\_

Date: \_\_\_\_\_

*Advantage Series by*

