

# ROCHESTER STANDARD CAPE COD SPECIFICATIONS

## House Floor Width & Roof Standards

Floor width 30', 28', 26' per print (increase length and width optional)  
Floor crawl space model (basement prep available)  
Roof truss 12/12 24" oc (16" oc available)  
Roof truss bottom cord 2x10  
Roof eave and rake 10"  
Roof sheathing 7/16"  
Roof sub fascia 2x6  
Ceiling drywall 5/8"

## Structural Standards

Floor joist 2x10 16" oc #2 SPF or better  
Upper level finished on side by others  
Floor deck ¾" Tongue & Groove, Ring Shank Nails, Handifoam  
Floor deck cut back at mate line  
Floor deck ¾" Tongue & Groove upper level, tacked in place  
Floor band joist doubled sidewall, mate line  
Ceiling 8' height throughout (available 9')  
Walls exterior 2x6 16" lower level oc, double top plate, ½" drywall  
Walls exterior gable end 2x6, knee wall 2x4  
Walls interior 2x4 16" oc, ½" drywall  
Walls mate line 2x3 16" oc, ½" drywall  
Walls exterior sheathed W/ 7/16" osb side, end, and mate line

## Heating Standards

Heat register and boots lower level  
Main Duct and furnace not provided

## Plumbing Standards

1/2" PEX supply lines stubbed through floor per code  
Air Hammer Arresters installed washer, DW, if applicable  
PVC drain lines stubbed through floor  
Shut offs all exposed supply lines  
Freeze proof faucet installed  
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 lower level floor

## Electrical Standards

200-amp Siemen service panel 40/40  
Copper romex 12-2 wire all general circuits  
Copper romex wire other circuits sized accordingly  
Ground fault protection per code  
Arc fault protection all bedrooms  
220V provided for 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 canister lights in KIT, Halls, UTL, Master Closet, Per Print  
Kichler coach lights by all exterior doors  
Kichler pendant lights over mirror all baths  
Broan light vent combination all baths  
Microwave prep standard over future range location  
Switch for stair lighting prepped for light and second switch on site  
Door chimes 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  
R-30 paperback batt insulation between upper & lower levels  
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  
No windows standard upper level  
Vinyl casement window over kitchen sink- per plan  
Tip out sash Low E2 Argon filled glass  
15" raised panel shutters all windows  
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  
Wall cabinets over washer and dryer, per plan  
Lazy Susan in corner 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 painted 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

FHA certified wear dated Anso nylon carpet 42 oz. ship loose not installed  
Carpet provided for upper level stairs ship loose  
5 lb rebond carpet pad ship loose  
Vinyl roll goods installed in 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  
Epoxy coated wire shelves closets  
Upper level finished by others  
Stairway banisters not provided on any plan  
Closet organizer system in Bedroom 1 walk in closet, per print  
Stairs per print, 2x10 risers and treads w/ noses, carpet provided,  
4ft. Decorative Rail 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: \_\_\_\_\_

