

FLOOR DECK FRAMING

Styrofoam sill seal 5-1/2".

2x6 Pressure treated wall plate.

Built-up laminated veneer lumber girder, as required.

Floor joists, as required.

3/4" T&G (Tongue & Groove) **Advantech** sub-floor with sub-floor adhesive.

3" diameter round one-piece steel basement posts with adjustable threads.

K.D. (knocked down) basement stairs; 2x10 treads and stringers, handrail and brackets.

Cross bridging, wood 1x3.

EXTERIOR WALLS, INTERIOR PARTITIONS

Wall height: 8' 1 - 1/8".

2x6 studs, 16" OC (On Center) on exterior walls.

2x4 studs, 16" OC on garage walls.

2x4 studs, 16" OC on interior partitions.

2x6 studs, 16" OC on plumbing walls.

Headers on bearing walls as necessary.

Corner and partition backers installed in walls.

7/16" OSB (Oriented Strand Board) sheathing on all exterior walls.

House wrap, infiltration barrier will be included under siding.

Siding is "wood grain" vinyl "double lap," in white or in colors, with options of fiber cement, cedar or many other available products.

White vinyl "J" blocks, 8 per house included.

Gable end framing, stud nailer for siding 16" OC.

NOTE: Gable end sheathing 7/16" OSB. If plywood wall sheathing option is used, then the gable would also receive the same. If insulated wall sheathing option is used, i.e. 1" R-Max, gable sheathing is 7/16" OSB.

2x6 partition cap for sheetrock nailer on first floor partitions; 1-1/2" metal ceiling angle or clips for sheetrock backer on ranch partitions or second floor partitions.

ROOF & CEILING FRAMING

Truss system designed for installation on 24" centers, employing a roof pitch, with rake and eave overhangs per standard design. Roof design will vary with print.

2x4 lateral bracing supplied to tie roof truss system correctly.

Felt paper, snow and ice shield, pre-finished metal drip edge, aluminum flashing, Certainteed Landmark Architectural 30-year warranty.

Certainteed standard roof colors: Moire Black, Weathered Wood, Burnt Sienna, Resawn Shake, Driftwood, Colonial Slate, Georgetown Gray, Cobblestone Gray, Hunter Green, and Heather Blend.

Nail-over ridge vent with nail-on 6" or 12" ladders.

1/2" roof plywood with clips.

EXTERIOR TRIM

Aluminum fascia and vinyl soffit systems come in white or brown as standard colors. Colors to match siding are an additional option.

Vinyl shutters per print. Colors: white, black, brown, gray, blue, green, or burgundy.

EXTERIOR DOORS & WINDOWS

Exterior doors assembled in primed frame with vinyl brick mould applied.

Main entrance door and Service doors, metal clad, foam insulated, many styles to choose from.

Fire door, no glass in house to garage door.

Marvin Integrity Window styles per print, smart R glass with screens.

Garage overhead doors are pre-finished metal, insulated with metal back and installed after rough opening is trimmed.

The door is 194 series 9/0 x 7/0 or 16/0 x 7/0 in white, almond or brown. Garage door openers are included with each overhead door.

INTERIOR TRIM

Interior doors are 1-3/8" hollow core, primed.

All swing door units will have three hinges. Closet units are by-pass or bi-fold with jambs per plan.

All units are pre-hung in finger joint clear pine veneer jambs.

MDF door and windows picture-frame casing. Casing is 2-1/4", baseboard is 3".

Closet shelving is vinyl white wire with supports as necessary.

Door stops, sash locks as necessary.

Assembled stairs, closed treads for two-story, splits, etc. Yellow pine risers, stringers, and treads.

Stair parts, i.e. newels, balusters, and handrails, where designated.

Yale Bright Brass bedroom and bath privacy locksets, closet passage locksets and exterior locksets.

KITCHEN CABINETS, VANITIES & COUNTERTOPS

Standard cabinets are Oak, Hickory, and Maple. They are available with square or arch tops, and multiple colors.

Hardware selections available.

Counter and vanity tops are custom square edge countertops.

Vanities, same style as kitchen cabinets, included only where shown on plans.

Other cabinet styles are available.

LABOR & PREFABRICATION

All exterior wall panels assembled with sheathing applied.

Interior partitions assembled.

Floor joists pre-cut to correct lengths.

All interior doors pre-hung in veneer jambs where possible.

Material delivered to job site on prearranged schedule.

Tractor cranes available.

MISCELLANEOUS NOTES

The outside dimensions of all Barden Homes are from frame to frame.

Floor plan dimensions do not include exterior wall sheathing that extends beyond the foundation.

LOWER LEVELS OF ALL SPLIT LEVELS AND RAISED RANCHES

Unfinished Lower Level: Furring panels for the lower level will be supplied as an optional extra.

Finished Lower Level: 2x4 - furring panels will be supplied with studs 16" OC with single top and bottom plate, except garage area.

