

## THE FARRELL and ADVANTAGE SPEC

### Standard Specification 2023

#### WALLS

- Exterior - 2 x 6 - 16 OC with single bottom & double top plate
- 2x6 24" O.C. Wood Stock Model Only
- 7/16" OSB exterior wall sheathing
- Structural Sheathing at marriage wall
- Marriage - double 2x3 16" OC / 2x4 16" OC depending on model
- R-21 Fiberglass Insulation

#### INTERIOR

- HA Plush carpet
- Vinyl floor coverings in kitchen, baths and utility area
- Vented closet shelves with clothes bar
- Smooth finish primed white interior walls
- Six panel, white colonial doors with white trim
- Ceiling light in kitchen, dining room, bath, hall and stairwell

#### CAPE FEATURES\* *ADDITIONAL SPECS FOR CAPES ONLY*

- Close-off package - includes one 30" passage door, stairwell walls, and carpet on the stairs
- Future second floor plumbing lines, heat and electrical circuits
- Collar ties and knee walls provided
- Second floor ceiling height 8'
- Sturdi-Floor T@G decking provided for second floor
- 12/12 Roof Truss 16" O.C.

#### HEATING

Contact Representative for available options

#### BATH

- 60" One-piece fiberglass tub\ shower combination
- Anti-scald valves on tub and showers
- Low Consumption water closet
- Brand name vanity cabinet
- Towel bar and toilet paper holder
- Beveled mirror with light bar
- Combination fan\light ventilation unit

#### KITCHEN

- Brand name cabinets
- Open soffit over kitchen cabinets
- Single lever faucet with sprayer
- Self-edge countertop with backsplash
- White or almond range hood with light and fan
- Double bowl stainless steel sink

#### FLOOR SYSTEMS

Available Joists: 2 x 10's, 2 x 8's and Open Joist 2000 truss system, available in all product lines. (Consult your Farrell representative)

#### ROOF AND CEILING

- 7/12 24" O.C, 5/12 16" OC Roof Truss, 5/12 24" O.C Brighton Model
- 7/16" OSB roof sheathing
- Ice and Water Guard @ front and back eaves
- Fiberglass arch shingles, limited lifetime, with 15lb underlayment (roof felt)
- R38 fiberglass insulation with craft vapor barrier
- Smooth finish drywall ceiling with one coat primer paint
- 11" gable and fixed eave overhangs minimum all models except Woodstock
- Vinyl vented soffit
- Ridge vent

#### EXTERIOR

- Fiberglass insulated front and rear door (as required by plan)
- low E vinyl patio door (as required per plan)
- Vinyl, SH, Low E windows
- Siding, double 4" vinyl over 7/16" OSB sheathing
- Front and rear porch light (One per exterior door except raised ranches & 2 stories - 2 at front door)
- Shutters, front of house except chalet homes

#### PLUMBING

- Pex plumbing supply lines stubbed through floor
- PVC drains, waste and vent systems
- Shut-off valves throughout

#### CAPE CHALET FEATURES\*

- Prow extended over sliding glass doors
- Glass panels above sliding glass doors

#### ELECTRICAL

- Standard lighting fixtures
- Wired per National Electric Code
- 200 Amp main service panel, 40 circuit
- Exterior waterproof GFI protected circuit (front and rear)
- AC\DC smoke detectors as required by code (with battery backups)
- Doorbell at front door
- Phone jacks (3) living room / kitchen and master bedroom TV jacks (3)
- Carbon monoxide detector(s) provided per state and regional code
- GFI outlet(s) in kitchen, baths and bedrooms as required per state and regional code