

THE FARRELL and ADVANTAGE SPEC

Standard Specification 2017

WALLS

Exterior - 2 x 6 - 16 OC with single bottom and 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 or 2x4 16" OC depending on model
R-21 Fiberglass Insulation

INTERIOR

FHA 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.

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

PLUMBING

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

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)

All Homes Meet or Exceed Applicable State Building Codes. Prices include blower door testing per NYS Building Code. Some homes may require ¾" rigid foam exterior insulation due to energy code requirements, please consult your sales representative

ROOF AND CEILING

7/12 24" O.C, 5/12 16" OC Roof Truss, 5/12 24" O.C Advantage
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

CAPE CHALET FEATURES*

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

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

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



FARRELL HOMES
MODULAR CONSTRUCTION CORPORATION