



## New Century Series Standard Specifications

Effective 6-17-2020

### **FLOORS**

- 2x10 Floor Joists @ 16" o.c. with Dimensional Lumber Marriage Wall Rails and Solid Bridging
- 3/4" Tongue & Groove OSB Floor Decking, Glued and Nailed
- Shaw Macramé Carpets with 7/16" 8lb. Pad and Tack Strip in Living Areas, Bedrooms, Stairs, Hallways, and Dining Areas when Applicable
- Vinyl Flooring at all Kitchen, Baths, Utility and Foyer Areas

### **EXTERIOR & MARRIAGE WALLS**

- 2x6 SPF #2 Exterior Wall Studs at 16" o.c.
- 2x4 SPF #2 Mate Wall Studs at 16" o.c. with Partial Sheathing and 6 Mill Plastic Wrap
- Double Top Plate Exterior Walls
- R-21 Fiberglass Exterior Wall Insulation
- 7/16" OSB Sheathing on All Exterior Walls
- 8' Sidewall Height
- Lifetime Warranted 4/4 Vinyl Siding with Matching Corners
- Shutters at Front Elevation
- Building Wrap at All Exterior Walls

### **ROOFS**

- 7/12 Roof Pitch at 24" o.c. For All Ranch and 2-Story Models
- 12/12 Roof Pitch at 24" o.c. For All Cape Models
  - See Price List for Special Roof Pitches applicable to certain models
- 9 1/2" Eave Overhangs on all Models
- 12" Gable Overhangs on all Models
- R-38 Blown-in Roof Insulation in all Ranch and 2-Story Models
- R-38 Blown-in Roof Insulation in all Cape and Bonus Ranch Models behind knee-walls with R-30 HD Batt under 2<sup>nd</sup> Floor Decking
- Top Flips are Shingled on 9/12 and 12/12 Roof Configurations (when applicable)
- Architectural Shingles with Synthetic Underlayment
- Ice and Water Shield at Eaves and Valleys
- Shingle Over Ridge Vent with Filter Core
- 7/16" OSB Roof Sheathing with "H" Clips

### **EXTERIOR DOORS & WINDOWS**

- Therma-Tru S607 Craftsman 4-Lite Glass 3/0 Fiberglass Front Door with Rot Resistant Jamb and Brushed Nickel Knob and Deadbolt
- Therma-Tru 9-lite 3/0 Fiberglass Rear Door With Rot Resistant Jamb and Brushed Nickel Knob
- Silverline All Vinyl Low E Double Hung Windows with Grids and Full Screens
- All 9/12 and 12/12 Roof Configurations include One Window for Each Gable End Panel
- All Triple-wide 7/12 Roof Configurations include Two Windows for Each Gable End Panel
- Clear Silverline All Vinyl 6/0 x 6/8 Low E Slider with Screen (Where Shown on Plan)



## New Century Series Standard Specifications

Effective 6-17-2020

### **INTERIOR WALLS & CEILINGS**

- 2x4 Interior Wall Studs at 24" o.c.
- 8' Flat Ceilings Throughout with Smooth Finished Drywall
- Smooth Finished ½" Drywall, Glued and Screwed on All Walls
- All Walls and Ceilings Finished with 2 Coats of White Vapor Barrier Primer Paint
- Carpet Grade Stairs W/ Skirt Board (Where Applicable)

### **INTERIOR DOORS & MOLDINGS**

- 2-Panel White Smooth Finish Interior Doors with Brushed Nickel Knob Hardware and (3) Door Hinges
- 3/0 Interior Passage doors at Bedrooms, Bathrooms, and Utility
- White Door Jambs and Stops
- Wide White MDF Molding Package Base Molding 163E casing DC97
- Windows include Painted White Pine Window Sills
- All Dropped Headers will be Drywall Wrapped

### **KITCHENS**

- Greensboro Oak and Peppercorn Oak Full Overlay Frame and Panel Cabinets
- Hardwood Cabinet Stiles and Rails
- Concealed Cabinet Hinges and Soft Closed Drawer Glides Throughout
- Dovetail Drawer Boxes
- Tilt-Out Sink Trays at All Sink Base Cabinets (where applicable)
- Roll Out Base Trays at Base Cabinets (where applicable)
- Adjustable Shelves in Wall Cabinets
- Square Brushed Nickel cabinet pull hardware
- Drawer over Door Base Cabinet Design
- One 3-Drawer Drawer Bank Per Kitchen
- 2 ½" Oak Crown Molding at Cabinets
- Under Cabinet Trim at all Wall Cabinets
- WilsonArt Crescent Edge Countertops with Laminate Backsplash
- Broan Range Hoods Vented to Exterior (where applicable)
- 8" Deep Double Bowl Stainless Steel Sink With Moen Chateau Chrome Single Lever Faucet with Sprayer

### **BATHS**

- 34" High Greensboro Oak and Peppercorn Oak Full Overlay Frame and Panel Cabinets
- WilsonArt Crescent Edge Vanity Tops with Laminate Backsplash
- China Drop in Lavatory Bowls
- Moen Chateau 2 Handle Chrome Lavatory Faucets
- Beveled Edge Mirror with Mirror Trim
- Nickel Finish Vanity Light (24" for Vanity cabinets 36" and less // 36" for Vanity cabinets larger than 36")
- 60" One-Piece Tub/Shower Units with Pressure Sensitive Heat Diverter
- Shower Door at all Showers
- Elongated Commode
- Whole House Fan Located in Hall Bath
- Bath Fan/Light Combination Switched Separately in all Other Bathrooms



## New Century Series Standard Specifications

Effective 6-17-2020

### **ELECTRICAL SYSTEM**

- 200 Amp 40 Space Service Panel
- Brushed Nickel Ceiling Light Package including Bedroom Ceiling Lights
- (5) LED Recessed Light in Kitchen
- (4) LED Recessed Lights in Dining Room
- (1) LED Recessed Light Above Tub/Shower in Hall Bathroom
- 6" LED Recessed Lights in Hall and Utility Rooms
- JB Prepped for Fan at Living Room
- USB charging port at Kitchen
- Brushed Nickel Exterior Light at Each Door
- AC/DC Smoke Detectors Per Code
- (1) CO Detector
- Toggle Switches and Duplex Receptacles
- GFI Receptacles Per Code
- 2 Outside GFI Receptacles (one at front and one at rear)
- Dryer Receptacle and Recessed Vent (where applicable)
- (2) Electrical Circuits are Standard in 7/12 Storage, 9/12 Storage, and 12/12 Cape Attic Space

### **HEATING SYSTEM Choice of:**

- Boots / Registers for Future Forced Air (Return Air Registers provided only with Builder specified locations)
- Stubbed Hot Water Baseboard Elements with Pex Lines

### **PLUMBING SYSTEM**

- PEX Supply Lines Stubbed Through Floor
- PVC Schedule 40 Waste and Drain Lines Stubbed Through Floor
- Individual Shut-Off Valves Throughout
- Clothes Washer Plumbing
- 12/12 Capes are Standard with (1) Hot Water Line / (1) Cold Water Line / (1) 3" Drain

### **WARRANTIES**

- Ten (10) Year Major Structural Defect Protection (valid only if Homeowner is registered within 60 days of Retail Delivery)
- Two (2) Year Warranty on Portions of Heating and Electrical Systems
- One (1) Year Limited Product Warranty
- Individual Product Warranties provided by Product Manufacturers direct to Retail Consumer

*\*This specification list is only a guideline for what is included; please refer to your actual quote and floor-plan(s) for the actual specification and what is included in your order.*

*\*\* Champion Modular may, in its sole discretion, change any specifications as to materials or design which are required by the availability of materials, vendor pricing, or any other reason; provided such changes in specifications do not affect the structural integrity of the home.*