



## Edge Series Standard Specifications

Effective 3-12-2016

### FLOORS

- 2x10 Floor Joists @ 16" o.c. with Dimensional lumber Marriage Wall Rails
- 5/8" Tongue & Groove OSB Floor Decking, Glued and Nailed
- Shaw "Simply Stated" Carpets with 3/8" 5lb. 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 24" o.c.
- R-19 Fiberglass Exterior Wall Insulation
- 7/16" OSB Sheathing on All Exterior Walls
- 8' Sidewall Height
- GEORGIA PACIFIC Lifetime Warranted 4/4 Vinyl Siding with Matching Corners
- Shutters Are Optional
- Building Wrap at All Exterior Walls

### ROOFS

- 5/12 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
- 9 1/2" Eave Overhangs on all Models
- Flush Gable Overhangs on all Models
- R-30 Blown-in Roof Insulation in all Ranch and 2-Story Models
- R-30 Blown-in Roof Insulation in all Cape and Bonus Ranch Models behind knee-walls with R-30 Batt under 2<sup>nd</sup> Floor Decking
- Top Flips are Shingled on 9/12 and 12/12 Roof Configurations (when applicable)
- 30 year Architectural Shingles with No. 15 Underlayment Paper
- 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

- Thermatru 6-Panel 3/0 Steel Front Door with Wood Jamb and Deluxe Brushed Nickel Knob and Deadbolt
- Thermatru 6-Panel 3/0 Steel Rear Door with Wood Jamb and Deluxe Brushed Nickel Knob
- Kinro All Vinyl Low E Single Hung Windows with GBG and Screens
- Kinro All Vinyl 6/0 x 6/8 Low E Slider with Screen (Where Shown on Plan)



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### 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

### INTERIOR DOORS & MOLDINGS

- 6-Panel White Colonial Interior Doors with Brushed Nickel Knob Hardware and (3) Door Hinges
- White Door Jambs and Stops
- 2 ¼" Colonial Relief White Casing
- 3 ¼" White Mitered Base Molding
- Windows Are Picture Frame Trimmed
- White Archway Trim Kits where Noted on Plan

### KITCHENS

- American Oak Cabinets with Raised Panel Oak Doors
- Hardwood Cabinet Stiles and Rails
- Concealed Cabinet Hinges and Full Extension Drawer Glides Throughout
- Adjustable Shelves in Wall Cabinets
- Brushed Nickel Cabinet Pulls
- Drawer over Door Base Cabinet Design
- 2 ½" American Oak Crown Molding at Cabinets
- WilsonArt Self Edge Laminate Countertops Throughout
- Broan Range Hoods Vented to Exterior (where applicable)
- Chrome Single Lever Faucet with Sprayer
- 8" Deep Double Bowl Stainless Steel Sink
- Dishwasher Space provided (B24 or Hookup Optional)

### BATHS

- American Oak Cabinets with Raised Panel Oak Doors
- 48" and Larger Vanity Base Cabinets have Drawer Bank (drawers not available in 48" double bowl)
- WilsonArt Self Edge Laminate Vanity Tops
- China Drop In Lavatory Bowls
- Single Lever Chrome Lavatory Faucets
- Beveled Edge Mirror with Chrome Finish Vanity Light (24" for Vanity cabinets 36" and less // 36" for Vanity cabinets larger than 36")
- 60" One-Piece Tub/Shower Units with Integral Towel Bar and Pressure Sensitive Heat Diverter
- Bath Fan/Light Combination Switched Separately in Each Bath



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### ELECTRICAL SYSTEM

- 200 Amp 40 Space Square-D Service Panel
- Builder Series White Ceiling Light Package with Nickel Chandelier
- Switched Receptacles at All Bedrooms
- Brushed Nickel Exterior Light at Each Door
- AC/DC Smoke Detectors Per Code
- Toggle Switches and Duplex Receptacles
- Door Chime at Front Door
- GFI Receptacles Per Code
- 2 Outside GFI Receptacles (one at front and one at rear)
- Dryer Receptacle and Vent Are Optional

### HEATING SYSTEM

- Boots / Registers Stubbed
- Other Heating Systems are Optional

### PLUMBING SYSTEM

- PEX Supply Lines Stubbed Through Floor
- PVC Schedule 40 Waste and Drain Lines Stubbed Through Floor
- Individual Shut-Off Valves Throughout
- Water Heater is Optional
- Clothes Washer Plumbing is Optional

### 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. These specifications may not meet your customer's State or Local code requirements.***

***\*\* New Era 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.***