

Standard Specifications
Refer to Gladiator Price List for Series Specific Standards & Options

FLOOR SYSTEM

- 2"x 8" SPF Floor Joists - 16" O.C. with solid bridging, double 2 x 8 front and rear perimeter - 24 wide single story homes, and 24 wide two-story homes
- 2"x10" SPF Floor Joists - 16" O.C. - 26/28 wides, split levels, first story of 26/28 two story homes, and first and second story of 31W homes - with double 2 x 10 front and rear perimeter.
- 19/32 Agency Rated T&G floor decking, glued & stapled; 24, 26 & 28 wide homes
- 23/32 Agency Rated T&G floor decking, glued & stapled; 31 wide homes

WALLS

- Exterior
 - 2 x 6 - 24" O.C. with single bottom & double top plate
 - 2 x 6 - 16" O.C. with single bottom & double top plate. (Two Story 1st floor only)
 - R-21 Kraft faced fiberglass insulation
 - 7/16" OB exterior wall sheathing
 - Note: Can't use in 2009 IRC States @ 24" o.c. spacing in greater than 90 MPH wind zone
 - Air Wrap on exterior walls
- Marriage
 - Double 2 x 3 - 24" O.C. 24W single story; 16" O.C. 26/28 & 31 wide single story
 - Double 2 x 4 - 24" O.C.-24W Cape; 16" O.C. 26/28, & 31 wide Cape
 - Double 2 x 4 - 16" O.C.-All widths TS 1st floor
 - Double 2 x 3 - 16" O.C.-All widths TS 2nd floor
 - Structural sheathing on marriage walls, except none on Gladiator Series
- Partition
 - 4" @ 24" O.C.
- Interior
 - 1/2" Finished Drywall painted - primer coat
 - 8'0" Ceiling Height

ROOF & CEILING

- 5/12 Roof Trusses @ 24" O.C., except 31 wide - 7/12 Roof Trusses @ 24" O.C.
- 12/12 Trussed roof - Capes 24" O.C. (24W); 16" O.C. (26/28 & 31W)
- 7/16" OB Roof Sheathing
- Fiberglass Dimensional Roof Shingles w/underlayment
- R-38 Insulation with Vapor Barrier -(Optional Storage Roof System -Spray foam & cellulose under decking)
- Smooth finish Ceiling w/One Coat Primer Paint
- 11 in. Gable & Fixed Sidewall Overhang (24/26 wide); 16 in. Gable (28/31-5/12 & 7/12) & 16 in. Flip Sidewall overhang (28/31 wide); 11 in. Sidewall Overhang & 1-1/2 in. Gable Overhang on Gladiator Series
- Aluminum fascia and vinyl vented soffit
- Shingle-Over Ridge Vent and Cap Shingles

INTERIOR

- FHA Plush Carpet with Pad
- Vinyl Floor Covering in Kitchen, Baths and utility area
- Vented Closet Shelves with Clothes Bar
- Ceiling Lights in kitchen, dining room, bath, hall and stairwell
- 6-Panel White Colonial Doors with matching trim
- Lever Style locksets, except Tulip Style for Gladiator Series

EXTERIOR

- 2-Lite Insulated exterior doors
 - Low-E vinyl patio door (as required per plan)
- Vinyl, Double Hung, Low-E Windows; (Single-Hung on Gladiator Series)
- Siding, 4 x 4 Vinyl over 7/16" oriented board sheathing
- Porch lights. (One per exterior door, except raised ranchers & two stories-2 at front door)
- Shutters, front of house, except Gladiator & Chateau Villa Series

Standard Specifications

KITCHEN

Aristokraft "Oakland Oak" Cabinets
Refrigerator cabinet optional in Gladiator Series
Open Soffit over kitchen cabinets
Self-Edge Countertop with Backsplash
White Range Hood w/Light
Double Bowl Stainless Steel Sink
Chrome Single-Handle Pull Down Faucet

BATH

60" One-Piece Fiberglass Tub/Shower Combination
Anti-Scald Valve on Tub and showers
Low Consumption Elongated Bowl Water Closet
Aristokraft "Oakland Oak" vanity cabinet
Laminate vanity top with drop-in bowl
Medicine cabinet - (1) 18 x 26 beveled mirror cabinet with integral light bar over vanities through 48", and (2) 18 x 26 beveled mirror cabinets with integral light bar over double bowl vanities
Combination Fan/Light Ventilation Unit
Towel Bar & Toilet Paper Holder
Chrome Dual Control Faucet w/ High Arch Spout

PLUMBING

PEX Water Supply Lines Stubbed Through Floor
PVC Drain, Waste & Vent Lines
Shut-off Valves Throughout
Energy Saver 50 Gallon Electric Water Heater (Optional w/HWBB Heat)

ELECTRICAL

Standard Lighting fixtures including Dining Room chandelier, except drum light in Gladiator Series
Wiring per National Electric Code
200 Amp Main Service Panel
Exterior Weatherproof GFI Protected Circuit (Front & Rear)
AC/DC Smoke Detector(s)
Wiring for Electric Range
Doorbell at front door, except Gladiator Series
Phone Jacks - (3) - except Gladiator Series
TV Jacks - (2) -except Gladiator Series

HEATING

Electric Baseboard w/Programmable Wall Mounted Thermostats or Hot Water Baseboard Heating elements (optional charge for second story of two story units)

VAULT CEILING FEATURES

Maximum room length of 22 feet, except 7/12-31W maximum room length of 20 feet
Maximum roof load of 60# @ 24" oc. / 90# @ 16" oc.
Not Included: Insulation and interior finish material for vault ceiling