

**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 wide, 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  
                  Plastic on marriage walls for shipping
- 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 "Sinclair Birch" 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 "Sinclair Birch" 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)  
Dedicated circuits for Refrigerator and Washer  
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**