

Ranch Features

Floors

2 x 10 Floor Joist, 16" on Center (13'-8" Modules)
2 x 10 Floor Joist, 16" on Center (15'-0" Modules)
2 x 12 Floor Joist, 16" On Center (15'-8" Modules)
¾" OSB Tongue and Groove Subfloor

Exterior Walls

2 x 6 Exterior Walls, 16" on Center

Exterior

7/16" OSB Sub-Siding on Full Perimeter on Each
Module Including Center Marriage Wall
House Wrap
Low Maintenance Vinyl Siding (.042 Thickness)
Low Maintenance Vinyl Soffit Roof Overhang
Low Maintenance Vinyl Gable Roof Overhang
Low Maintenance Vinyl Shutters Per Plan
Fiberglass Insulated Exterior Doors (No Glass - Primed)
Deadbolt Locks and Lever Door Locks
Andersen 200 Series Double Hung Tilt Windows with
Low-E Smart Sun Glass
Andersen Gliding Patio Door with Low-E Smart Sun Glass

Roof

6/12 Pitch Roof Truss System, 24" on Center (13'-8" Modules)
6/12 Pitch Roof Truss System, 24" on Center (15'-0" Modules)
7/12 Pitch Roof Truss System 24" On Center (15'-8" Modules)
7/16" OSB Roof Sheathing
Shingle Underlayment Felt Paper
Seal-Down Fiberglass Asphalt Roof Shingles (Lifetime Warranty)
Shingle Vent
10" Eaves Overhang (13'-8" Modules)
10" Eaves Overhang (15'-0" Modules)
18" Eaves Overhang (15'-8" Modules)

Insulation

R-38 Ceiling Knauf EcoBatt™ Glasswool Insulation -
12" EcoBatt™ Insulation
R-21 Knauf EcoBatt™ Glasswool Insulation in Exterior Walls -
5½" EcoBatt™ Insulation

Interior

8' Ceilings
2 x 4 Interior Walls, 24" on Center
2 x 4 Center Marriage Wall, 16" on Center, on Each Side
½" Drywall with Smooth Finish on Walls
½" High Strength Drywall with Smooth or Textured
Finish on Ceilings
All Interior Drywall Surfaces are Primed with White
Latex Paint
Birch Veneer Hollow Core Interior Doors
Lever Door Handles
Stained Poplar Interior Trim - 2 ¼" Casing, 3" Base
Stained Poplar Window Extension Jambs
Ventilated Shelving in Closets

Floor Coverings

Wall-to-Wall 35 oz. Carpeting with 7/16" Pad in Living
Room,

Family Room, Dining Room, Bedrooms and Hall
Nafco Tile in Kitchen, Baths, Utility and Entry Foyer

Kitchen Features

Homestead Oakridge Kitchen Cabinets
Cabinet Crown Molding
Laminate Counter Top
8" Deep Stainless Steel Double Bowl Sink
Delta Single Lever Faucet with Spray
Range Hood

Bathroom Features

Homestead Oakridge Bathroom Vanities
Laminate Vanity Top with Ceramic Bowl
Medicine Cabinet or Mirror (Per Plan)
Fiberglass Tub and Shower Unit
Delta Single Lever Faucets

Heating

Prepped For Forced Air Heating
Toe Kick Registers in Kitchen and Baths

Plumbing

Plumb-Pex® Water Line System
PVC Waste lines
Plumbing Hook-Ups for Washer in Utility Room
Frost Proof Outside Water Faucets (2)
50 Gallon Electric Water Heater

Electric

All Electric Work in Accordance with National
Electric Code
200 AMP Electric Circuit Breaker Service
Smoke Alarms Per Code
Door Chimes
Interior and Exterior Lighting Fixtures
Bedroom Ceiling Lights
Paddle Fan Prep in Dining Room and Bedrooms
HALO LED Ceiling Lights in Kitchen
Fan/Light Combination in all Baths
Exterior Weatherproof Electric Outlets in Front
and Rear
220 Volt Outlet for Dryer in Utility Room

Cape Cod Features

Floors

2 x 10 Floor Joist 16" on Center (13'-8" Modules)
¾" OSB Tongue and Groove Subfloor

Exterior Walls

2 x 6 Exterior Walls, 16" on Center
2 x 6 Gable Walls, 16" on Center

Exterior

7/16" OSB Sub-Siding on Full Perimeter on Each
Module Including Center "Marriage Wall"
House Wrap
Low Maintenance Vinyl Siding (.042 Thickness)
Low Maintenance Vinyl Soffit Roof Overhang
Low Maintenance Vinyl Gable Roof Overhang
Low Maintenance Vinyl Shutters Per Plan
Fiberglass Insulated Exterior Doors (No Glass - Primed)
Deadbolt Lock and Lever Door Locks
Andersen 200 Series Double Hung Tilt Windows with
Low-E Smart Sun Glass
Andersen Gliding Patio Door with Low-E Smart
Sun Glass (Per Plan)
Double Sidelite at Front Door (Per Plan)

Roof

10/12 Pitch Roof Truss System, 24" on Center
7/16" OSB Roof Sheathing
Shingle Underlayment Felt Paper
Seal-Down Fiberglass Asphalt Roof Shingles (30 Year)
Shingle Vent
14" Eaves Overhang (9" Gable Overhang)

Insulation

R-30 Knauf EcoBatt™ Glasswool Under Second Floor -
10" EcoBatt™ with R-38 in Perimeter Spaces - 12" EcoBatt™
R-21 Knauf EcoBatt™ Glasswool in Exterior Walls -
5½" EcoBatt™

Interior

8' Ceilings (First Floor)
2 x 4 Interior Walls, 24" on Center
2 x 4 Center Marriage Wall, 16" on Center, on Each Side
½" Drywall with Smooth Finish on Walls
½" High Strength Drywall with Smooth or Textured
Finish on Ceilings
All Interior Drywall Surfaces are Primed with White
Latex Paint
Birch Veneer Hollow Core Interior Doors
Lever Door Handles
Stained Poplar Interior Trim - 2 ¼" Casing, 3" Base
Stained Poplar Window Extension Jambs
Ventilated Shelving in Closets

Floor Coverings

Wall-to-Wall 35 oz. Carpeting with 7/16" Pad in Living
Room, Dining Room, Bedrooms, Hall and Family Room
Nafco Tile in Kitchen, Baths, Utility & Foyer Areas

Kitchen Features

Homestead Oakridge Kitchen Cabinets
Crown Molding on Cabinets
Range Hood
Laminate Counter Top
Stainless Steel 8" Deep Sink
Delta Single Lever Faucet with Spray

Bathroom Features

Homestead Oakridge Bathroom Vanities
Laminate Vanity Top with Ceramic Bowl
Medicine Cabinet or Mirror (Per Plan)
Fiberglass Tub and Shower Unit
Delta Single Lever Faucets

Heating

Prepped For Forced Air Heating
Toe Kick Registers in Kitchen and Baths

Plumbing

Plumb-Pex® Water Line System
PVC Waste Lines
Plumbing Hook-Ups for Washer in Utility Room
Frost Proof Outside Water Faucets (2)
50 Gallon Electric Water Heater

Electric

All Electric Work in Accordance with National
Electric code
200 AMP Electric Circuit Breaker Service
Door Chimes
Smoke Alarms Per Code
Interior and Exterior Lighting Fixtures
Bedroom Ceiling Lights
Paddle Fan Prep in Dining Room and Bedrooms
HALO LED Ceiling Lights in Kitchen
Exterior Weatherproof Electric Outlets in Front and Rear
220 Volt Outlet for Dryer in Utility Room
Fan/Light Combination in all Bath Areas

Additional Features-Chalet Plans:

R-30 Insulation in Vaulted Ceiling, 3 ½" Fiberglass
Batt and 2 ¼" Thermax
Tongue and Groove Pine Board Ceiling in
Great Room (Unfinished)
Great Room Beams Wrapped in Pine
Boards (Unfinished)
Indirect Fluorescent Lighting in Great Room
Allowance for Great Room Lighting Fixture

Modesto and Rockport Plans: Roof

10/12 Pitch Front Roof Truss System, 24" On Center
4/12 Pitch Rear Roof Truss System, 24" On Center
Attic Storage Area (Per Plan) with ¾" OSB T&G
Subfloor with R-30 Insulation

2-Story Features

Floors

2 x 10 Floor Joist, 16" on Center (13'-8" Modules)
2 x 12 Floor Joist, 16" on Center (15'-8" Modules)
¾" OSB Tongue and Groove Subfloor

Exterior Walls

2 x 6 Exterior Walls, 16" on Center

Exterior

7/16" OSB Sub-Siding on Full Perimeter on Each
Module Including Center Marriage Wall
House Wrap
Low Maintenance Vinyl Siding (.042 Thickness)
Low Maintenance Vinyl Soffit Roof Overhang
Low Maintenance Vinyl Gable Roof Overhang
Low Maintenance Vinyl Shutters Per Plan
Fiberglass Insulated Exterior Doors (No Glass - Primed)
Deadbolt Lock and Lever Door Locks
Andersen 200 Series Double Hung Tilt Windows with
Low-E Smart Sun Glass
Andersen Gliding Patio Door with Low-E Smart Sun Glass
Double Sidelite at Front Door (Per Plan)

Roof

6/12 Pitch Roof Truss System, 24" on Center (13'-8" Modules)
7/12 Pitch Roof Truss System, 24" on Center (15'-8" Modules)
7/16" OSB Roof Sheathing
Shingle Underlayment Felt Paper
Seal-Down Fiberglass Asphalt Roof Shingles (30 Year)
Shingle Vent
11" Eaves Overhang (13'-8" Modules)
18" Eaves Overhang (15'-8" Modules)

Insulation

R-38 Knauf EcoBatt™ Glasswool Insulation -
12" EcoBatt™ Insulation
R-21 Knauf EcoBatt™ Glasswool Insulation in Exterior
Walls - 5½" EcoBatt™ Insulation

Interior

8' Ceilings
2 x 4 Interior Walls, 24" on Center
2 x 4 Center Marriage Wall, 16" on Center, on Each Side
½" Drywall with Smooth Finish on Walls
½" High Strength Drywall with Smooth or Textured
Finish on Ceilings
All Interior Drywall Surfaces are Primed with White
Latex Paint
Birch Veneer Hollow Core Interior Doors
Lever Door Handles
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Stained Poplar Window Extension Jambs
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Room, Family Room, Dining Room, Bedrooms and Hall
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Door Chimes
Interior and Exterior Lighting Fixtures
Bedroom Ceiling Lights
Paddle Fan Prep in Dining Room and Bedrooms
HALO LED Ceiling Lights in Kitchen
Fan/Light Combination in all Baths
Exterior Weatherproof Electric Outlets in Front
and Rear
220 Volt Outlet for Dryer in Utility Room
Pre Wire for Cable TV and Phone (Up-Stairs Only)