



The Home Store, Inc. Model Home Center

PO Box 300, Whately, MA 01093 • Tel: (800) 974-1266 • (413) 665-1266 • Fax: (413) 665-1122 • www.the-homestore.com

Standard Building Specifications

Here is a list of our standard building specifications as well as a few of our more popular optional selections. We also offer hundreds of additional options.

Exterior System

- **Wall Studs**
 - 2x6, 16" OC
- **Wall Insulation**
 - R-21, batt type
- **Wall Sheathing**
 - 7/16" Oriented Strand Board (OSB)
 - ❖ *Optional: plywood*
- **Wind Zone Rating**
 - 90 MPH
 - ❖ *Optional: higher ratings*
- **House Wrap**
 - Included
- **Siding**
 - Double 4/4 vinyl in textured finish
 - ❖ *Optional: cedar-look vinyl siding; Dutch lap & double 4.5/4.5 and 5/5 vinyl; cement or wood sidings by GC*
- **Shutters**
 - Louvered or paneled on front
- **Front Door**
 - 3' 0" fiberglass six-panel
- **Front Door Handle**
 - Round shaped knob
 - ❖ *Optional: thumb latch*
- **Rear Door**
 - 2' 8" or 3' 0" fiberglass insulated half-lite
- **Rear Door Handle**
 - Round shaped knob
 - ❖ *Optional: levered*
- **Front and Rear Door Sill**
 - Door pan under sill
- **Slider**
 - Vinyl door with screen & lockset
 - ❖ *Optional: aluminum clad Pella, Andersen, & Plygem w/screen & lockset*
 - ❖ *Optional: grills*
 - ❖ *Optional: French doors by Pella, Andersen, & Plygem*
- **Deadbolts**
 - On single swing exterior doors
- **Windows**
 - Vinyl, double hung, tilt-sash, double pane, Low-E glass with screens
 - ❖ *Optional: window grills*
 - ❖ *Optional: Andersen, Pella, & Plygem*
- **Kitchen Sink Window**
 - Double hung
 - ❖ *Optional: casement*

Interior System

- **Wall Studs**
 - 2x4 framing, 24" OC
 - ❖ *Optional: 16" OC*
- **Marriage Wall**
 - One-stories 2x3; two-stories 2x4
- **Wall Finish**
 - ½" drywall, painted w/ flat white primer latex. Fully taped & finished drywall, including wall-ceiling joint
- **Ceiling Joists**
 - 2" x 6", 16" OC. Perimeter 1st floor ceiling for 2-story homes: double 2" x 12" 16" OC

- **Ceiling Drywall**
 - 5/8"
- **Ceiling Finish**
 - Fully taped & finished drywall joints, smooth finished, primed white flat latex
- **Ceiling Height**
 - 8'
 - ❖ *Optional: 8'6", 9'*
- **Basement Stairwell Insulation**
 - Walls insulated
- **Basement Stairwell Drywall**
 - Walls and ceiling drywalled as much as can be finished
- **Moldings**
 - Prefinished semi-gloss white, softwood, colonial style with 2 1/4" casings & 3 1/2" baseboards
 - ❖ *Optional: 3 1/4" casings & 5 1/4" baseboards*
 - ❖ *Optional: stained pine or oak*
- **Jambs at Passageways**
 - Drywall finished
 - ❖ *Optional: wood cased*
- **Jambs at Bifold Closet Doors**
 - Wood finished matched to moldings
- **Window Sills**
 - Hung windows: extended sills
 - Casement windows: picture frame sills
- **Doors**
 - Molded colonial six panel, embossed finish, painted semi-gloss white, with triple hinges & door stops
 - ❖ *Optional: stain grade in flush birch, flush oak, 6-panel pine, or 6-panel oak*
 - ❖ *Optional: solid core*
 - ❖ *Optional: Pocket doors*
- **Swing Door Handles**
 - Privacy lock sets in baths & bedrooms
 - Round shaped
- **Closet Shelving**
 - Prefinished white wire, 12", 4 shelves in pantry & linen
- **Stair Railings**
 - Balusters prefinished white; 5' or less factory installed; otherwise site-installed
- **Flooring**
 - Sheet vinyl in kitchens, baths, & utility rooms
 - Plush stain resistant carpet, installed where possible, in living areas and bedrooms
 - 6# carpet pad
 - ❖ *Optional: upgrade carpets in cut loop and commercial grades; upgraded carpet pad*
 - ❖ *Optional: ceramic tile, laminate, vinyl plank*
 - ❖ *Optional: oak, maple, beech, birch, ash, or cherry*
- **Stairs Two-Story Homes**
 - 36" wide carpet grade pine stairs
 - ❖ *Optional: 42" wide carpet grade pine stairs*
 - ❖ *Optional: 36" & 42" stain grade oak, maple, or cherry treads with paintable pine risers & skirt boards*

Floor System

- **Floor Joists**
 - 16" OC, double joists under tubs & refrigerators
 - 24' & 25' wide models: 2" x 8". 2nd floor of 24' wide capes & all other designs: 2" x 10"
- **Bridging**
 - Wood, except 2nd floor of unfinished capes
- **Rim Joists**
 - Double beam, including marriage wall, unless plumbing in way – then single beam with blocking
- **Floor Sheathing**
 - 3/4" tongue & groove OSB glued & nailed
 - ❖ *Optional: 3/4" plywood*

Roof System

- **System for One-Stories & Two-Stories**
 - 7/12 pitch truss, 16" OC
 - ❖ *Optional: 5/12, 9/12 & 12/12 pitch standard & storage trusses*
 - ❖ *Optional: 12" OC may be required for snow areas*
- **System for Capes**
 - 12/12 pitch truss, 16" OC
 - ❖ *Optional: 12" OC may be required for snow areas*
- **Roof Sheathing**
 - 7/16" OSB
 - ❖ *Optional: 1/2" plywood, 5/8" OSB, or 5/8" plywood*
- **Soffits & Fascia**
 - Ventilating vinyl soffit & 6" aluminum fascia
- **Roof Overhangs**
 - 10" on gable ends. 10" on front & rear – fixed on 24' & 25' wide homes; flipped on 26', 27'6", & 31'6" wide homes
- **Insulation**
 - R-38
- **Shingle Underlayment**
 - Ice & water shield under bottom row of shingles at eaves

- **Shingles**
 - Architectural, self-sealing, 30-yr fiberglass w/aluminum drip edge
- **Ventilation System**
- Soffit with shingle over rolled ridge vent
- **Floor Sheathing with Storage Truss**
 - ¾" OSB subflooring between kneewalls
 - ❖ *Optional: pull down attic stairs*

Kitchens

- **Cabinets**
 - Merillat recessed panel oak doors
 - ❖ *Optional – Merillat cabinetry in choice of woods and stains with specialty cabinets*
- **Drawer Boxes**
 - Stapled
- **Drawer Guides**
 - Standard
- **Cabinet Hardware**
 - None
- **Wall Cabinets & Soffits**
 - 30" tall cabinets with open soffit
 - ❖ *Optional: 36" and 42"*
 - ❖ *Optional: drywall soffit*
- **Lazy Susan in Base Cabinets**
 - Included
- **Kitchen Sink Light**
 - Recessed
- **Countertops**
 - Laminated, square-edge front & backsplash
 - ❖ *Optional: Silestone, Corian, Natural Stone*
 - ❖ *Optional: beveled, ogee*
- **Sinks**
 - 8" double-bowl, stainless steel
- **Faucets**
 - Single lever faucet & pull out spray
- **Range Hood**
 - White 30" vented to exterior with light

Baths

- **Tubs & Showers**
 - 60" 1-piece fiberglass tub-shower combination, 36" or 48" shower, and/or garden tub
 - ❖ *Optional: 60" showers and whirlpool tubs*
- **Vanities**
 - Merillat recessed panel oak doors
 - ❖ *Optional – Merillat cabinetry in choice of woods and stains with specialty cabinets*
- **Vanity Hardware**
 - None
- **Vanity Height**
 - Approximately 33"
- **Countertops & Sinks**
 - Cultured marble vanity tops with integral bowl sinks
 - ❖ *Optional: Silestone, Corian, Natural Stone*
 - ❖ *Optional: beveled, ogee*
- **Faucets**
 - Single handle faucets
- **Shower Controls**
 - Anti-scald
- **Toilets**
 - 1.5 gallon elongated
- **Medicine Cabinets & Mirrors**
 - Recessed medicine cabinet with lights above sink
 - ❖ *Optional: Full plate glass mirror with lights above sink & 24" medicine cabinet to side*
- **Ceiling Fan & Lights**
 - One bath with Energy Star approved ventilating fan/light combo on separate switch with 24 hr timer & humidity control; other baths - std. fan/light combo
- **Accessories**
 - Towel bar, toilet paper holder

Plumbing System

- **Plumbing**
 - All plumbing stubbed through floor between floor joists on first floor. On two-stories, plumbing installed between floors, except for inter-floor connections, which must be completed on-site via access panels.
- **Water Supply Lines**
 - Pex
 - ❖ *Optional: Copper*
- **Washer Shut-Off**
 - Dual Lever

- **Sink Shut-Off**
 - On each sink and toilet
- **Future Vent**
 - 2" vent for all homes with basements
- **Washer & Dryer**
 - Plumbing and electrical hookup
- **Drain, Waste & Vent Lines**
 - PVC
- **Vents**
 - Stubbed in attic area for field installation by GC

Electrical System

- **Panel Box**
 - 200-amp service with full profile breakers
- **Circuit Breakers**
 - 40 breaker slots
- **Electrical Switches**
 - Toggle style white switches
 - ❖ *Optional: Rocker style white switches*
- **Switched Receptacle**
 - Switched receptacle in all bedrooms, living room, & family room, unless light installed
- **Interior Lighting Fixtures**
 - Standard fixtures provided at entry foyer, kitchen, dining room, breakfast nook, bath, walk-in closet, hall, & stairwell; light bulbs by GC
- **Exterior Lighting Fixtures**
 - One fixture at each exterior door; light bulbs by GC
- **Exterior Outlet**
 - Weatherproof GFI receptacles installed at front & rear of house, where possible
- **TV & Phone Jacks**
 - 2 TV and 2 Phone
- **Range**
 - Wired for electric or gas range, breaker furnished
- **Carbon Monoxide Detector**
 - Included
- **Door chimes**
 - One chime with buttons for front & rear of house
- **Ground Fault Protection**
 - GFI receptacles at kitchen sink, bath sink, & exterior
- **Arc Fault Protection**
 - Arc fault breakers in bedrooms
- **Basement Stairway Light**
 - Three-way switch & wire
- **Attic Light**
 - Wire into attic
- **Inter-Module Connections**
 - Home runs to panel box
- **Smoke Detectors**
 - Photoelectric - AC w/battery back-up, per state code

Heating & Cooling System

- **Heating Type**
 - Heating equipment installed on site by GC
 - ❖ *Optional: Hot water baseboards installed by manufacturer with supply lines stubbed through floor*
 - ❖ *Optional: Electric baseboards installed by manufacturer*
 - ❖ *Optional: Chase for warm air &/or air conditioning installed by manufacturer. Ducts installed on site by GC*
- **HVAC Ducts**
 - Forced hot air ducts and central air conditioning ducts installed on site by general contractor
 - ❖ *Optional: factory installed ducts*
- **Thermostat Wire**
 - One 18-8 wire per floor. Thermostats must be installed by general contractor.

Extended Warranty

- All homes include a 10-year structural warranty by Residential Warranty Corporation