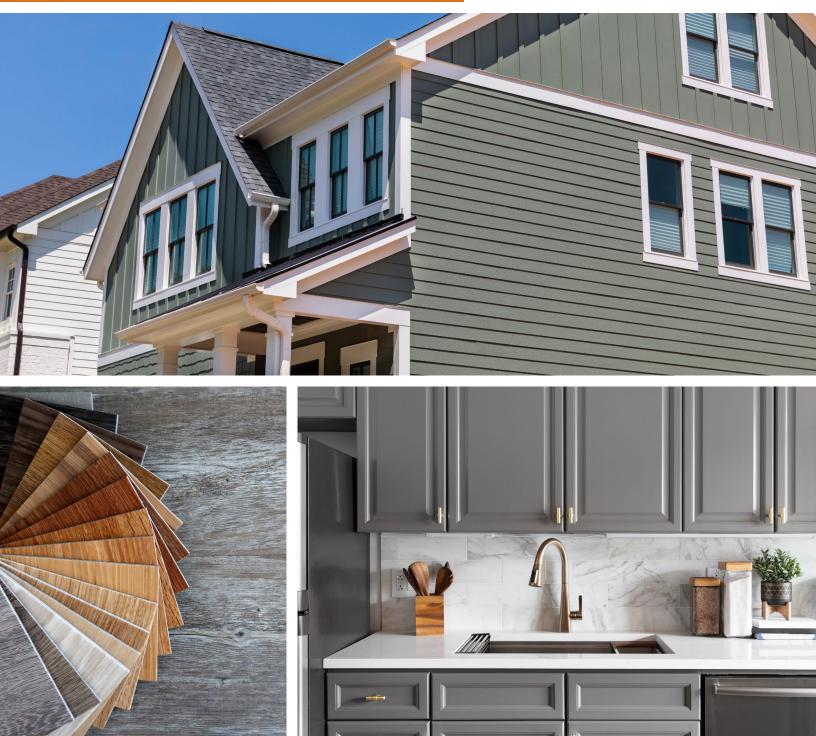
# product GUIDE





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# **BUILDERS SERIES SPECIFICATIONS**

The BiltWise Builder Series<sup>®</sup> specification level package represents high-quality curated branded product selection that has been selected for high quality, pleasing aesthetics, and overall value. Any builder will be proud to represent their brand with this line, and to present this finish level to their end users or buyers. \*Products and selections represent specific brands and products that may be substituted for like or better quality pending availability and other factors.

All products build to meet: IRC – International Residential Code | National Electrical Code State Approved, Third Party Inspections and Approvals | Wind and Snow Loads per requirements

#### **FLOOR SYSTEM**

- 23/32" Tongue & groove OSB floor sheathing, glued and nailed
- 2"x10" Floor joists SYP @ 16" OC
- Double 2"x10" SYP perimeter bands under load barring walls

**Note:** (Floor insulation is optional on an installed or ship loose basis)

#### **EXTERIOR WALLS**

- Exterior 2"x4" walls SPF @ 16" OC
- 1⁄2" Gypsum glued and screwed, taped and bedded with 3 coat process.
- All gypsum primer painted
- 7/16" OSB exterior wall sheathing
- 8' Ceiling height
- Exterior wall insulation is kraft faced R-13 (2"x6" walls optional, have R-19)
- Barrier house wrap
- Royal Elm Grove vinyl siding with white corners + trim
- Exterior door and window headers per code.
- Double 2"x4" SPF marriage wall, 16" OC with structural grade thermo-ply sheathing

#### **INTERIOR WALLS**

- 2"x4" SPF Walls @ 16" OC
- 1⁄2" Gypsum, glued and screwed, taped and bedded with 3 coat process.
- All gypsum is taped and bedded (3 coats), sanded and primed
- Interior plumbing or utility walls are 2"x6" SPF @ 24" OC

#### **KITCHEN**

- US Cabinet Depot highland series, shaker style as standard painted finish
- 30" Wall cabinets standard for 8' ceilings
- Undermount double bowl 10" deep sink 5/5 + brushed nickel pull down faucet with sprayer
- Post formed plastic laminate waterfall edge countertops with continous backsplash
- Dishwasher hookup (plan to dictate)
- Electric range hookup (plan to dictate)
- Vented range hood with light
- Refrigerator hookup w/ice maker

#### HEATING

18/8 Thermostat wire (specify location) – if applicable

Note: Heating on-site by others

#### PLUMBING

- PEX water supply lines stubbed through floor on first floor for onsite connection
- DWV system schedule 40 PVC stubbed thru the floor for onsite connection

#### INTERIOR & EXTERIOR ELECTRICAL

- Wired per National Electric Code
- 200 AMP panel box with breakers
- Detector direct wire AC/DC smoke bedrooms
- Detector AC/DC smoke/carbon shipped loose for the basement
- Detector AC/DC smoke/carbon halls
- 6" Tamlite surface mount LED light above kitchen sink
- Exhaust-bath fan with light 70 CFM 2.0 sones bathrooms (or code required)
- 5 Light brushed nickel traditional chandelier in dining room
- 6" Tamlite ceiling mounted light in kitchen, halls, laundry, mudroom, pantry, basement stairs, WIC's, stairs to upper floors
- 6" Tamlite above vanity sink(s)
- Switched fan/light box in bedrooms (light not included)
- White decora receptacles, & switches, per code, per plan
- Washer / dryer hookup
- Two exterior weather proof receptacles with GFI protection front and rear or specified by plan.
- Black outdoor LED wall lantern at each exterior door

#### BATHROOMS

- US Cabinet Depot, highland series in shaker style, painted white
- Plate mirror, 24"x36" with 1/4" polished edge
- Marble vanity tops with back splash
- 60" One piece tub/shower
- Single lever Pfister tub/shower faucet brushed nickel trim
- Bathroom hardware package brushed nickel
- Two handle pfister bathroom vanity faucet brushed nickel
- Briggs, elongated bowl, comfort height water closet with seat – white

#### **ROOF & CEILING ASSEMBLIES**

- 7/12" Non-storage rafters at 16" O.C. (40# Snow load)
- 7/16" OSB roof sheathing
- CertainTeed 30 year architectural shingles
- Ice and water barrier up to 6' (determined by code) 1/2" high strength drywall
- R-38 Fiberglass batt insulation 12" eave overhangs with vented vinyl soffit and 6" aluminum fascia
- 12" Gable overhangs with aluminum fascia
- 12" Gable and long wall overhangs

#### EXTERIOR

- Lippert 9000 series vinyl single windows, low E glass with screens, argon filled
- 3/0 Steel insulated six panel front door w/pan and 3/0 steel insulated 6 panel rear door w/ pan (or vinyl patio door w/screen floor plan dictates.) (Satin nickel lever set lock sets keyed alike)

**Note:** All installed windows are sealed with low expansion foam to prevent air infiltration

#### **STAIRS**

- Stained pine treads with painted white, risers and stringers
- Landing with OSB decking

Note: Railings on-site by others

#### INTERIOR

- All windows have picture framed trim detail
- 2 Panel logan hollow core interior door white – smooth pre-finished white
- Lever lockset satin nickel privacy bedrooms, bathrooms, toilet room
- Lever lockset satin nickel passage
- Lever lockset satin nickel dummy if needed (usually DBL doors, one dummy one privacy or passage)
- 12" Wire closet shelving
- 2-1/4" Colonial casing (white only)
- 3-1/2" Colonial base molding (white only)
- LVT vinyl plank floor covering throughout installed in factory where practical

### BILTWISE PREMIER UPGRADES / ADDITIONS

The BiltWise Premier Series<sup>®</sup> level package upgrades and additions represent a higher-level standard for more prestigious product. It has also been selected for high quality, pleasing aesthetics, and overall value. \*Products and selections represent specific brands and products that may be substituted for like or better quality pending availability and other factors.

All Product Built to Meet: IRC – International Residential Code | National Electrical Code State Approved, Third Party Inspections and Approvals | Wind and Snow Loads per requirements

#### **EXTERIOR WALLS**

- Exterior 2"x6" Walls SPF @ 16" OC (Replaces: Exterior 2"x4" Walls...)
- 9' Ceiling height on ranches and capes 1st floor, on 2-story homes (*Replaces: 8' Ceiling* height...)
- Exterior wall insulation is kraft faced R-19 (*Replaces R-13...*)

#### **KITCHEN**

- 42" Wall cabinets standard for 9' ceilings (Replaces: 30" Wall cabinets...)
- Door and drawer pulls on all cabinets
- Level one solid granite tops and backsplash (Replaces: Post formed plastic laminate...)
- Undermount double bowl 10" deep sink 5/5 + brushed nickel pull down faucet with sprayer (Replaces: Top mount double bowl 10" deep sink...)
- Pantry Shelving 1"x12" pre-finished white (per plan specific)

#### INTERIOR & EXTERIOR ELECTRICAL

- 16" Satin finish flush mount LED light above kitchen sink (*Replaces: 6" Tamlite surface mount...*)
- 16" Satin finish flush mount ceiling mounted light in kitchen, halls, laundry, mudroom, pantry... (Replaces: 6" Tamlite ceiling mounted...)

#### BATHROOMS

- 60" Alcove Tub / Shower with standard tile surround (*Replaces: 60" One piece...*)
- 60" shower base with standard tile surround (per plan specific)

#### **ROOF & CEILING ASSEMBLIES**

 7/12" Storage roof. Rafters at 16" O.C. (40# Snow load) w/ 1 row of 23/32 OSB decking (Replaces: 7/12" Non-storage rafters...)

#### INTERIOR

- Window trim detail 1"x4" eased edge white molding in picture frame detail (*Replaces:* 2-1/4" colonial casing...)
- Window trim detail 1"x6" eased edge white molding in picture frame detail (*Replaces:* 3-1/2" colonial base molding...)

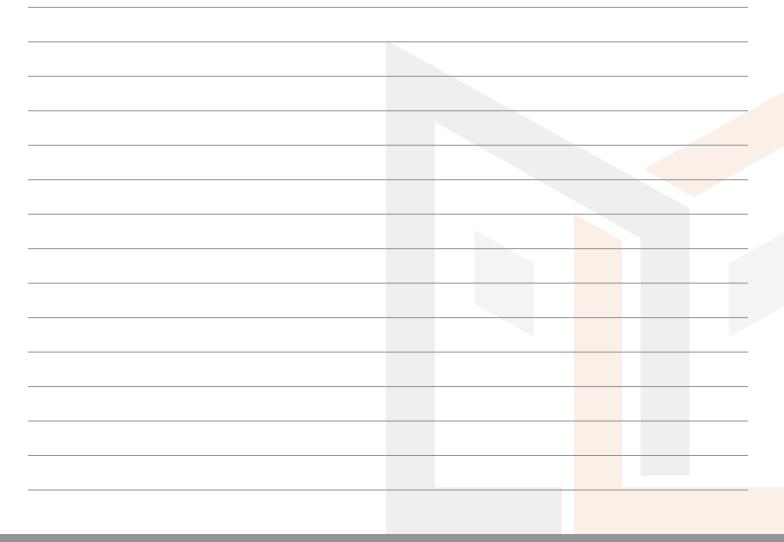
## DISCLAIMERS / NOTES

Materials contained in this product guide may vary from the actual colors of the products. Products with "Upgrade" and "Optional" may incur additional costs. Refer to Sales Estimate to confirm the materials that are included in the home.

Products or models may change at any time, with or without notice, depending on availability from the manufacturer and/or vendor or our decision to switch to a different product or model. We are not responsible for typographic or photographic errors contained in this guide.

We prohibit all alterations to this document and accept no liability or responsibility for alterations made to this document by others.

Visit our website at www.BiltWiseStructures.com or the individual product manufacturers' websites for the most up to date offerings.





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