



Battlefield Commons

Housing Project
Sackets Harbor, NY

WWW.BATTLEFIELDCOMMONSHOME.COM

WWW.SACKETSMEADOWS.COM

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STANDARD SPECIFICATIONS

FLOOR

- Floor joists- 2 x 10 @ 16" O.C. SPF #2 or better with double perimeter band all widths. (except for 31'-6" widths will be 12" O.C.)
- All floors constructed with solid wood bridging.
- 3/4" T&G OSB floor decking, glued and nailed
- Carpet floor coverings with pad, except kitchen, bath, utility and laundry areas will feature vinyl installed.

ROOF & CEILING

- 7/12 Hinged rafter roof system @ 16" O.C. (Gable end walls and porches to match roof spacing)
- 7/16" OSB roof sheathing
- 15# Underlayment paper
- Ice & Water Shield at eaves (36 inches)
- 30 year roof shingles
- 10" Eave overhangs – hinged on homes wider than 26'
- 10" Gable end overhangs
- Aluminum drip-edge
- 5/8" Hi-density drywall on ceilings with smooth finish

WALLS

- Exterior walls 2 x 6 @ 16" O.C. with structural sheathing. Solid headers with OSB reinforcement
- Interior walls 2 x 4 @ 16" O.C.
- 8' Ceiling height
- Mating walls 2 x 4 @ 16" O.C. with 7/16" OSB sheathing
- Smooth finish interior walls with 2-coats of primer applied

INSULATION

- R21 Kraft-faced fiberglass in exterior walls
- Wind/House wrap
- R38 Kraft-faced fiberglass in attic ceiling
- R30 Kraft-faced fiberglass or equivalent in ground floor

EXTERIOR

- Standard grade Vinyl siding in traditional 4/4 or 5/5 lap profile
- Aluminum fascia
- Vented vinyl soffit on eaves, non-vented on gables
- Panel shutters on front elevation

DOORS & WINDOWS

- Therma-Tru Smooth Star 6-panel front door
- Therma-Tru Smooth Star 9-lite rear door (keyed alike with front door and deadbolts)
- Double hung vinyl insulated windows with full screen, GBG (grills between the glass), LoE² glass, colonial profile, and integral siding channel.
- Brushed nickel exterior light fixtures at all exterior doors

CABINETS

- Merillat Seneca Ridge Oak raised panel cabinetry
- Crown molding over kitchen cabinets
- Roll-out shelves in base cabinets
- Soft close action and dovetail drawers
- Beveled edge high pressure laminate countertop with backsplash

BATHS

- Clarion brand bath fixtures – 1-pc. tub/shower per plan
- Moen brand faucets in brushed nickel
- Beveled edge plate mirror at vanity w/brushed nickel light
- Merillat Spring Valley Square oak vanity base
- Cultured marble vanity top with single bowl
- Elongated china water closet

INTERIOR DOORS & TRIM

- White 6-panel colonial doors w/ 3 mortised hinges
- Colonial trim – (2 1/4" doors & windows) – (3 1/4" base) pre-finished white
- Window sills through-out
- Satin nickel passage & privacy interior door knobs and hinges

Accepted By: Buyer _____ Seller _____

ELECTRICAL

- 200 AMP circuit panel w/ 40 breaker capacity
- Silent Rocker style switches
- GFI circuits ,14-2 and 12-2 wire per code
- A/C-D/C Smoke detectors per code
- Receptacle for electric range if needed
- Switched bedroom receptacle
- Ceiling fan/light combination all baths
- 3 Ceiling lights in crawl space, 3 in bonus room and attic
 - 1 light in stairwell, walk-in closets,
 - brushed nickel ceiling lights in hall, laundry, and kitchen
- (2) CAT5 TV and (1) RG6 Phone jacks

HEATING

- forced air natural gas

PLUMBING

- PEX water supply lines
- PVC drain, waste and vent lines
- Shut-off valves on all fixtures
- Anti-scald valves on all tubs and showers
- Single lever Kohler faucets in brushed nickel
- 8" Deep bowl stainless steel sink in kitchen w/ spray
- Gas on demand water heater
- Garbage Disposal and water line for ice maker

ATTICS & BONUS ROOMS

- unfinished, exposed framing in walls and ceilings are to be expected
- OSB flooring, when ordered,will be tacked down, allowing for easy removal

Electric junction box will be made available to extend power
Bonus Rooms will have enclosed stairs and a doorway when ordered

MISC ITEM SPECIFICATIONS

- 2 x 6 @ 16" O.C. ceiling joists with double 2 x 10 perimeter band
- 3046 or 2852 Window sizing on first floor except for kitchen and baths per plan
- 3046 Window sizing on second floor except for baths per plan
- Standard Appliance, when ordered, will include refrigerator, stove/oven, dishwasher and microwave
- Stairs to second floor installed – carpet grade pine tread/pine risers with hand railing

ADDITIONAL CLARIFICATIONS

- Foundations with a 2 FT to 4FT high crawl space and concrete floor. Crawl spaces are not guaranteed To be water proof
- 2nd story decks are not guaranteed water proof, temporary back entrance steps supplied
- Concrete Garage Floor and Porch with Fiber mesh where applicable
- 3 FT wide concrete apron at garage doors
- 4"Topsoil and Seed.(Limits apply) (Watering and Maintenance by Owner)
- 2.5" asphalt driveway on 12" crushed stone (Limits apply)
- Concrete Sidewalk (Limits apply)
- Municipal Water and Sanitary connections (Limits apply) Village fees not included
- Landscaping is not included.
- **CAPE COD's** have 2 Gable end windows with plumbing and electric supply stubbed to 2nd floor for future use and 3/4" OSB loose flooring.
- "Green Building" practices observed when possible

Battlefield Commons reserves the right to revise standard specifications in our continuing product improvement. Materials of equal or greater value may be utilized in our homes without express written notice

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ADDITIONAL ITEMS, UPGRADES, CLARIFICATIONS

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