



## All American Homes of Indiana, LLC All American Homes of Ohio, LLC

### Interior

- 2" X 4" Studs 16" On Center Each Side
- 2" X 3" Center Marriage Wall, 16" On Center (Ranches And 2<sup>nd</sup> Floors)
- 2" X 3" Center Marriage Wall, 12" On Center First Floor (Two Story, K42, And K4)
- 8' Ceiling Height On First Floor (Ranches, Capes, Orleans, Charleston)
- 9' Ceiling Height On First Floor (Two Stories, Except Orleans & Charleston)
- 8' Ceiling Height On Second Floor (Two Stories)
- 1/2" Drywall With Smooth Finish On Walls
- **High Strength Drywall On Ceiling With Smooth Finish**
- All Interior Drywall Surfaces Are Primed With Flat Latex Paint
- **All Interior Archways Are Primed White Wood Cased**
- **Primed White Pine Trim**
- Stained Wood Handrails (Capes And Two Stories)
- **Primed White Molded Solid Core Doors**
- Pre-Finished Ventilated Closet Shelving

### Exterior

- 2" X 6" Studs 16" On Center
- 7/16" Oriented Strand Board On Exterior Walls Of Each Module
- Andersen Tilt High Performance Insulated Vinyl Clad Wood Windows With Screens
- Therma-Tru 6-Panel Insulated Fiberglass Exterior Front Door With Wood Frame And Adjustable Threshold (Perimeter Only)
  - Therma-Tru 6-Panel Insulated Steel Exterior Rear Door With Wood Frame And Adjustable Threshold (Perimeter Only)
- Door Chime (Front Only)
- Low Maintenance Vinyl Siding
- **Low Maintenance 12" Vinyl Ventilating Soffit System**
- **Low Maintenance 12" Vinyl Gable End Overhangs**
- Low Maintenance Vinyl Shutters (Front Only)
- 2" X 6" Aluminum Fascia System
- House Wrap

### Plumbing

- **50-Gallon Electric Water Heater (Installed)**
- Copper "L" Straight Drop Water Lines
- PVC Waste/Vent Lines
- Washer/Dryer Hook Up In Utility Area (Not Supplied When Located In Basement)
- **(2) Frost Proof Outside Hose Bib (Ship Loose, Plumbed on Site)**

### Electrical

- All Electric Work In Accordance With National Electric Code
- 200-Amp Service Panel With Circuit Breakers
- Ground Fault Protected Receptacle Provided In Kitchen, Bath And Exterior Locations As Required By Code
- Smoke Detector/Alarm System With Built-In Battery Back Up Provided As Required By Code
- Nickel Light Fixture Provided In Kitchen, Dining, Foyer, Utility Room, Bath, Walk-In Closets, Hall, Basement Stairwell And Exterior Door Locations (Where Applicable)
- Switched Reinforced Ceiling Boxes In Bedrooms
- TV Hook-Ups Kitchen, All Bedrooms, Family Room And Living Room

- Phone Jacks Kitchen, All Bedrooms, Family Room And Living Room

### Insulation

- **R-30 Ceiling Insulation (2<sup>nd</sup> Floor Ceiling Of 2 Module Capes Insulated By Others)**
- R-19 Kraft Batt Wall Insulation
- R-19 And 1" Foam Insulation In Perimeter Of Second Story (Two Story, K4, And K42 Only)
- All Insulation Below First Floor Not Included

### Floor System

- 2" X 10" Floor Joist 16" On Center (Ranches, 28 Wide Capes, 28 Wide Two Stories)
- 2" X 10" Center Beam, First Floor (Ranches, 28 Wide Capes, 28 Wide Two Stories)
- 2" X 12" Floor Joist 16" On Center (32 Wide Capes, 32 Wide Two Stories)
- 2" X 12" Center Beam, First Floor (32 Wide Capes, 32 Wide Two Stories)
- 3/4" Tongue And Groove Oriented Strand Board Sub-Floor Glued And Fastened
- No Wax Tile Flooring Installed In Kitchen, Bath, Utility Areas, And Foyer
- Wall To Wall Carpeting

### Roof

- 6/12 Roof System Designed For 30# Snow Load
- 8/12 Roof System Designed For 30# Snow Load (Georgetown Elite)
- 12/12, 5/12 Roof Systems Designed For 30# Snow Load (Orleans Only)
- 12/12 Roof System Designed For 30# Snow Load (28' Capes)
- 10/12 Roof System Designed For 30# Snow Load (32' Capes)
- 1/2" Oriented Strand Board Roof Sheathing With Felt Paper Underlayment
- Architectural Dimensional Design, 30-Year Shingles

### Kitchen

- Spring Valley Oak Square Style Cabinets With Crown Molding
- Self Edge High-Pressure Laminate Counter Top
- Double Bowl Stainless Steel Sink With Chrome Delta Single Lever Faucet
- Lighted Ventless Range Hood
- **6 Cycle Dishwasher**

### Bathrooms

- Spring Valley Oak Square Style Vanity Cabinets
- Self Edge High-Pressure Laminate Vanity Top
- Vanity Sink(S) With Chrome Single Lever Faucet(S)
- Wall Mirror(S) With Beauty Bar Light(S)
- White China Pedestal Sink (Powder Rooms Only)
- Bath Fan/Light Combination
- White China Water Closet
- One-Piece Tub And/Or Shower Unit With Anti-Scald Single Lever Faucets
- Garden, Corner, Or Oval Drop-In-Tub (If Shown On Floorplan)

### Code Compliance Policy

All America Homes Builds To Comply With Nationally Accepted Building Codes Such As BOCA, CABO And The National Electric Code As Well As State Codes Such As OBBC. It Is The Responsibility Of The Builder To Notify All American Homes Of Any Changes To The Stated Code Or Authority Having Jurisdiction Prior To Order Placement To Assure Compliance.

**Bold Denotes New Or Changed For 2006!**