



## COUNTRY BUILDERS

162 Shepard Road ~ Belfast, ME 04915  
Phone (207) 338-0379 Fax (207) 338-2765

### Superior Builders Standard Specifications

#### Floor Systems

2x10 joists @ 16" o.c., 2x8 on 24' wide  
Solid bridging, one row centered per module  
Deck sheathing, 3/4" T&G plywood, glued/nailed  
Joist hangers at center girder  
Vinyl flooring, wet areas  
Carpet, stain resistant (meets or exceeds UM-44D)

#### Hall Systems

2x6 studs @ 16" o.c. – exterior walls  
2x4 studs @ 16" o.c. – interior walls  
1/2" drywall, taped and painted (two coats)  
R-19 (6") fiberglass batt insulation w/ vapor barrier

#### Roof and Ceiling Systems

60 lb. Truss, 16" o.c.  
Roof sheathing – 1/2" OSB (standard)  
1/12 roof pitch w/ optional pitches available  
12" overhangs  
1/2" drywall ceilings, taped and painted  
8' – 0" ceiling height  
25 yr. self-sealing architectural shingles  
R-38 (12") fiberglass batt insulation

#### Exterior

Vinyl lap double 4 siding; optional cedar shingles  
1/2" exterior wall sheathing OSB  
Vinyl vented soffit (2" continuous w/ cedar)  
Vinyl shutters on unit fronts (per elevation)  
White clad double hung or casement windows w/ low "E" glass and argon gas (easy tilt)  
Steel insulation exterior doors w/ adjustable threshold  
Sliding or terrace doors, double-glazed clad

#### Plumbing

Electric resistance w/ individual thermostats  
Hot water baseboard radiation w/ thermostat stubbed to basement w/ balance of system supplied by builder  
Forced hot air supplied and installed by builder

#### Copper water lines

Scheduled 40 PVC drain, waste, and vent lines  
2" future vent stubbed in basement  
Anti-scald valves at tub/shower units

#### Electrical Systems

200 AMP service panel (40 circuits)  
Smoke detectors (hardwire/battery backup)  
GFCI exterior receptacles (1 front, 1 rear)  
GFCI bath and kitchen receptacles  
Mechanical bath ventilation to the exterior  
Entrance lights at exterior doors  
Door chime at front and side/rear doors  
Phone jacks (2) standard

#### Interior Finish

Painted wood colonial moldings  
Wood cased windows with extended sills  
6 Panel colonial passage doors  
Bath & bedroom privacy lock sets  
Ventilated metal closed shelving

#### Bath

Aristocraft vanity cabinets  
Formica vanity tops  
60" one piece fiberglass tub/shower units  
Recessed medicine cabinets w/ light bar & oak trim  
Towel rings, towel bar, and paper holder  
1.5 gallon water conserving toilets

#### Kitchen

Aristocraft cabinets w/ lazy Susan (per plan)  
Square edge countertop w/ back splash  
Double bowl stainless steel sink  
Lever handle faucet w/ sprayer  
Appliances optional

#### Delivery and Setup

Delivery includes: set on foundation (using a crane of adequate capacity supplied by the builder), bolting of main girder, erecting the roof system, and temporary weather proof w/ poly