



North 8th Street, Mifflinburg, PA 17844 | Phone: 570-966-6244 | Fax: 570-966-6026 | www.designerhomesofpa.com

BENCHMARK STANDARD SPECIFICATIONS

FOUNDATION

- 8'2" XI Superior Walls Foundation System (9' & 10' optional)
- 3" Steel Support Posts
- 2" x 10" Pressure Treated Sill Plate with Sill Seal
- Spray Foam between Foundation Wall and Sill Plate
- Radon Pipe Installed around Interior Perimeter of Foundation
- Poured and Finished Basement Floor
- Basement Floor Sloped to Sump Pit or Floor Drains
- (2) Vinyl Casement Windows w/ Screens (flat lot)
- (2) Windows w/ Screens to Match House (sloping lot)
- Step Unit w/ Steel Exterior Door @ Bottom of Stairs (flat lot)
- 6068 Steel Swinging Patio Door (sloping lot)
- Basement Stairs & Railing - Built of SPF 2x10's with closed treads and risers

CONSTRUCTION

- All Lumber is SPF #2 or Higher
- 2" x 6" Exterior Walls w/ 7/16" OSB Sheathing
- 2" x 4" Interior Walls
- 2" x 10" Floor Joists w/ Solid Block Bridging (Model Specific)
- 3/4" OSB Tongue & Groove Floor Decking – Glued & Stapled
- 1/2" OSB Roof Sheathing w/ H-clips

INSULATION

- R-21 Exterior Walls w/ Vapor Barrier (STD where applicable)
- R-41 Blown Ceiling w/ Vapor Barrier (STD where applicable)
(R-30 HD batt for 7/12 storage, 9/12, or 12/12 roof pitches)
- Floor Insulation Installed Around Perimeter Per Code
- R-11 Basement Entry Walls
- Fiberglass Insulated Exterior Doors
- Foam Gaskets on All Exterior Wall Receptacles & Switches
- Fiberglass Insulation Around Windows to Stop Air Infiltration
- Sealed Around Windows to Stop Air Infiltration
- Caulked Seams on Exterior Sheathing
- Air Filtration Barrier Wrap All Around Home
- Insulated Solid Headers with a 1" Foam

EXTERIOR FINISH

- 30 year Architectural Shingles & Crane Siding
- 5" Seamless Gutters and 4" Downspouts to Grade.
- Ice Shield
- MW Classic Low-E Vinyl Thermopane Single Hung Tilt Windows w/ Screens
- 4x4 or 4.5 x 4.5 (Dutch Lap) Siding

HEATING

- Electric Baseboard (alternative heating options available)

PLUMBING

- Install All Drain Lines (PVC) to Sewer or Septic System
- Install All Water Supply Lines to Water Source
- Install (2) Frost Free Outside Faucets
- Pressure Test All Plumbing Lines
- Extend and Install Vent Pipes as Needed

ELECTRICAL

- Install and Wire Meter Base with Mounting Platform
- Install and Wire 40-space Panel Box
- Most Models to Include Generator Sub-Panel
- Includes 3rd Party Electrical Inspection
- Nickel or Bronze Interior Lights with Bulbs
- Most Models to Include (6) Basement Receptacles
- Most Models to Include (6) Porcelain Basement Lights
- Wire for Well Pump, Septic Alarm & Septic Pump (if applicable)
- Blocking for Kitchen and Bath Electrical Boxes

INTERIOR FINISH

- 1/2" Drywall Throughout All Rooms (including closets)
- 5/8" Drywall Ceilings Throughout
- (3) Coats of Drywall Compound - Sanded and Primer Painted
- White 6-Panel Interior Doors with Nickel or Bronze Locksets & door stop bumpers
- White Colonial Wood Residential Base Moulding
- White Colonial Wood Residential Colonial Case Moulding
- Blocking for Cabinet Installation
- Dupont stain protected carpet
- Tight mesh shelves (3) in pantries and linens
- Final Cleaning
- Includes 6 Month Drywall Punch List

KITCHEN

- Legacy Crafted Cabinetry Available in Oak, Maple & Cherry Featuring:
 - 3/4" Adjustable Shelves
 - Dovetail Hardwood Full Extension Drawer Boxes
 - Soft-Self Close Undermount Drawer Guides
 - 100lb Static Load Rating
 - Concealed Hinges on Cabinet Doors
- Broan Ventless Range Hood
- 8" Deep Stainless Steel Sink

BATH

- Single Level Anti-scald Faucet on Showers (chrome)
- Wood Mirror over all Vanity Bowls (Match Cabinets)
- Drywall Flange Around Tubs and Showers

UTILITIES

- Full size 200amp main service with circuit breaker protection
- GFI protection for two exterior receptacles (one front & one rear)
- Plumbing for washer and wire for dryer
- Water shut-off valves throughout

GENERAL

- 10 Year Structural Warranty, Plus All Supplier Warranties
- House Placement and Staking Out of Lot
- Site Inspection by Designer Homes with Homeowner Throughout Project
- Floor Plan Design and Modification – No Extra Charge
- Certificate of Occupancy Upon Completion

This is an abbreviated list of standard specifications included in most homes from Designer Homes. Specifications may vary according to product line. Designer Homes has a policy of continuous improvement to its products and services, and reserves the right to change materials and specifications without notice.