

High Perform

The ENERGY STAR Thermal Bypass Checklist is completed for each home. State of the art insulation system in the walls and attic designed to exceed ENERGY STAR requirements. Extensive sealing and insulation of the building envelope is designed to maximize energy efficiency and minimize air leakage.

High performance furnace and duct system, lighting package including ENERGY STAR compliant dining chandelier and two kitchen lights, and premium Low-E windows. These features reduce the amount of energy used to heat and cool your home, reducing energy bills and leaving more money in your pocket.

The ENERGY STAR Builder Option Package requirements are addressed in these specifications. A blower door test is performed on-site after completion of the home to positively verify the strict air exchange requirements of ENERGY STAR have been met. The fewer air exchanges the tighter the home.

ENERGY STAR rated homes qualify for an energy mortgage at participating lenders, where the monthly energy savings can go towards a larger home or afford amenities you previously could not fit into the budget. Building an ENERGY STAR rated home makes sense; saving utility costs every month puts money in your pocket. Your local utility company may have credits available for using high efficiency heating and A/C equipment. For more info about the ENERGY STAR program go to www.energystar.gov.

FLOOR SYSTEM:

- One-piece ranch and/or first floor construction: engineered floor system 9 1/2" I- Joists, 16" o.c., engineered rim board, 3/4" T&G OSB sub-floor glued and nailed, steel I-Beam center support 8" deep, 10 lbs/ft with adjustable post jacks as required. 2x6 treated sill plate with sill sealer on foundation wall. Duct runs are placed below the I-joists.
- Split and/or second floor construction: 11 7/8" web floor truss, 19.2" o.c., LVL Rim board, 3/4" T&G OSB sub-floor, glued and nailed, with integrated quadruple LVL beam to maximize basement spans, while not reducing headroom, includes adjustable column supports as required. 2x6 treated sill plate with sill sealer on foundation wall. Duct runs are placed in the floor trusses as much as possible but may require drops below or above the floor as required.
- Engineered floor systems provide wider and straighter nailing and gluing surfaces than dimension lumber, providing a better subfloor attachment, thus minimizing the chances of floor squeaks. Engineered building materials are environmentally conscious using smaller and faster growing trees.

WALL SYSTEM:

- R-23 Spider Fiber wall insulation by Johns Manville is a high density blown fiber glass insulation, hot glued into the stud cavity to fill behind and in front of plumbing and electrical and provide the most efficient and void free wall assembly. This insulation system far outperforms fiberglass batt insulation and other blown systems that introduce water into the building envelope. Studies show that the typical R-19 batt installed in a wall cavity may only provide around R-16 insulation value due to voids and imperfections with the installation. Johns Manville products are formaldehyde-free.
- Full Box Construction®, Wardcraft's exclusive technique, 7/16" OSB sheathing ties the wall to the floor, continuous on all exterior walls and marriage walls, is glued and stapled for utmost strength, and the joints are caulked to minimize air infiltration. This wall system ties the walls

to the floor system for maximum strength while also preventing air infiltration by eliminating the seam between the wall and the floor. Wardcraft then uses premium house wrap and tapes all joints to further reduce air infiltration.

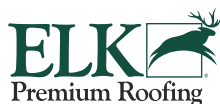
- Exterior wall studs are 2x6 and placed 16" o.c. with double top plate and single bottom plate, interior walls 2x4. Curtain nailers are installed beside exterior doors and windows.
- 8' sidewalls for most ranch homes and second floor levels; 9' sidewalls for first floor of most two story homes. 2x6 walls allow for better wall insulation making a home less expensive to heat and cool. 2x6 walls are stronger and quieter than 2x4 walls. All air driven nails are glue coated for maximum holding power.
- James Hardie fiber-cement lap siding is pre-finished in eight colors covered by a 15 year warranty on the finish and 50 years on the material. Fiber-cement lap siding is extremely durable, fire resistant, and provides an attractive exterior finish.

ROOF SYSTEM:

- R-50 Climate Pro by Johns Manville, blown fiberglass insulation in the attic, with hot glue to prevent shifting during transport. Included is an insulation baffle at the exterior wall to prevent wind washing of the insulation which removes precious conditioned air and reduces the efficiency of homes without insulation baffles. This is approximately double the insulation that most codes require in the attic; insulation separates the living space from a hot attic in the summer and keeps the heat in the house during the winter.
- Wardcraft engineers truss and rafter roof systems in accordance to the governing code. One-piece homes typically use a truncated truss and split homes typically use a hinge roof. 7/16" OSB roof sheathing with h-clips (1/2" plywood and 5/8" OSB sheathing available).
- Ranch homes feature 5/12 pitch trusses 24" o.c.
- Two story homes 8/12 pitch roof 24" o.c. typical.
- 1 1/4 story homes feature 9/12 pitch rafters 19.2" o.c., on 30 wide plans only.
- 1 1/2 story homes feature 10/12 or 12/12 pitch rafters 19.2" o.c. typical.
- All trusses have raised heels, usually called energy heels, that allow more insulation in the attic at the exterior walls thereby maximizing the R-value in a commonly poor insulated area (optional roof pitches, cathedral and vaulted ceilings available). Wardcraft engineers every roof truss as required with up to 135#LL.
- 30 yr Elk Raised Profile shingles, Weatherwood, 245# per square, high wind nailing pattern, class "A" fire rated, applied over 30# felt paper, with continuous ridge vent (40 yr Prestique I High Definition shingles available in a variety of colors). High quality architectural shingles provide a long lasting, attractive and fire retardant roof.
- Steel 6" fascia & aluminum soffit with 16" overhang with a 50 year warranty. Larger overhangs and different fascia and soffit combinations are available, some designs require smaller overhangs. Nice overhangs provide an attractive appearance as well as save energy by helping keep the hot summer sun out! Wardcraft also constructs the gable overhangs with ladder framing that goes back inside the roof up to 2' making sure the eaves never sag; this is a common problem with the basic eave framing found in many homes.

ELECTRICAL:

- Brushed Nickel Lighting package (dining chandelier, two kitchen lights and master bathroom fan/light are ENERGY STAR).



ance Specs



- Front and rear exterior coach light, chrome bar light in the baths.
- 200 amp, 40 pole service panel with chase pipe to attic and basement, ¹⁵/₂₀ amp circuits, ¹²/₁₄ gauge Romex copper wire, GFI receptacles, light for basement and the attic access, all installed in accordance to code.
- Smoke/carbon monoxide detectors hardwired with battery backup. These alarms could alert your family of a fire or deadly carbon monoxide. Code requires only fire alarms.
- Top ½ of receptacles switched in living room and 3-way switches placed by WCH for convenience. Front and rear door bell chime.
- Prepared for telephone and cable lines. Wardcraft installs a box and conduit chase where the owner specifies which allows for future changes and upgrades. All telephone, TV, and computer wiring installed on-site by others.

PLUMBING:

- Branch water system, ¾" trunk line with ½" supplies, PEX pipe, in-line shut-off at each fixture (optional manifold system available).
- All drains are vented, waste drops stub through first floor for field collections by others.
- All penetrations through top and bottom plates are sealed with spray foam.
- (2) frost-free outside hose bibs.
- 50 gal high performance gas water heater with an insulation blanket and pipe insulation for the first three feet of pipe (sealed combustion gas water heaters are available).

HVAC SYSTEM:

- 90+% efficient Payne gas furnace, sealed combustion, with programmable thermostat (a full line of Carrier furnaces are available). A typical code compliant new home uses an 80% efficient furnace, which does not produce as much heat per dollar of gas. Over the life expectancy of the equipment, our high efficiency furnace equates to far less gas being used to heat your new home.
- 13 SEER Payne air conditioner (15 and 17 SEER A/C and heat pumps and the Infinity system are available from Carrier). The SEER rating is the measure of an air conditioners' efficiency.
- High performance galvanized steel ductwork with continuous ducted returns throughout, with in-line dampers, as required, to more accurately balance home heating and cooling. Wardcraft does not use building cavities for return or supply air, which significantly improves the efficiency of the ducting system and is required by the ENERGY STAR program. Ductwork is sealed with mastic providing a significant increase in energy efficiency over unsealed ducts, and low quality fiberglass duct board and flexible insulated duct systems used in many lower quality homes. Wardcraft does not use duct tape which has a limited life expectancy.

WINDOWS, DOORS, INTERIOR TRIM:

- JELD-WEN® Premium series vinyl single hung windows with Low-E glass, thermal glazing, sheetrock return with white sill (JELD-WEN® vinyl casement windows, as well as a full line of Andersen, Pella, and JELD-WEN® wood windows are available).
- Therma-Tru® front door, back doors, construction series, with premium adjustable threshold (optional Therma-Tru® Smooth Star entry doors are available with a variety of decorative glass inserts, sidelights and transoms. Wardcraft offers Andersen®, Pella®,

- Therma-Tru® and JELD-WEN® doors and patio doors).
- 6-panel h/c interior doors, painted white, Yale brushed nickel privacy and passage knobs (available interior trim packages include Colonial stained pine trim and flush birch doors, Colonial stained oak trim and flush oak doors, Colonial stained pine trim and 6-panel stained pine door, and Craftsman trim and door package available in pine, oak or alder).
- Casing and base trim are Colonial pine, painted white (opt. stained Colonial pine or oak, pine Craftsman trim, other profiles and wood species avail.).
- ½" sheetrock applied to walls, with a smooth finish, primer and (2) coats Sherwin Williams Promar 400, flat paint.
- ⅝" sheetrock applied to ceilings with orange peel ceiling texture, painted same color as walls (other textures and white paint available).
- Floor coverings provided and installed by owner on-site.

KITCHEN:

- Premium custom-built cabinets with square raised panels, your choice of oak with pecan stain, hickory with pecan stain or alder with salem maple stain. These cabinets feature premium concealed hinges, solid wood door and face frames, hardwood drawer boxes with premium full extension drawer glides rated at 100 lbs. per drawer (brow raised top panels and shaker style cabinets are popular and affordable upgrades, other stains and wood species are available).
- Double bowl stainless sink 8" deep, with single handle Delta faucet and spray-er (premium deep stainless sinks and colored enamel sinks are available).
- Wilsonart modern front laminate top and ceramic tile backsplash to bottom of cabinets in choice of colors (a multitude of laminate colors and tile colors and types are available; solid surface tops can be installed on-site).
- Kenmore ENERGY STAR dishwasher shipped loose, garbage disposal installed under kitchen sink and range hood vented to the exterior.

BATHS:

- All vanities feature custom-built cabinets, laminate vanity tops (choice of colors) with drop-in bowls and one row of tiled side/backsplash, Delta chrome single handle faucets, mirror sized for vanity with chrome light bar above (onyx tops are available in many colors and granite looks).
- MAAX tub/shower units are one piece with Delta chrome single handle tub/shower valves (full line of Jason Designer and Integrity series whirlpools, custom tile platforms, and a multitude of tile options are available).
- All stools feature elongated bowls.
- Bathroom walls are insulated to reduce sound transmission.
- Broan (80 CFM) exhaust vent, vented to exterior.
- Premium towel bar, towel ring and toilet paper holder in classic polished chrome.
- Wardcraft offers an assortment of handicapped/accessible design options.
- Ultra silent humidity sensing fan/light/nightlight in master bathroom.

UPDATES AND INFORMATION:

Listed here are our basic specifications, we offer many different and/or upgraded features not listed here. Since printing of this info, avail. of materials may have caused us to make a change to these specs. Wardcraft Homes, Inc. reserves the right to change specs at any time. Consult your Wardcraft Authorized Building Professional for additional details. All materials and workmanship are warranted for a period of (1) one year from date of delivery, with many products being warranted by the manufacturer for longer periods, see warranty for additional details. Wardcraft meets and often exceeds the building codes for the state and county your new home is delivered to. Sq ft calculations & graphics on floorplans may vary.

