

# American Tradi

## FLOOR SYSTEM:

- Engineered I-Joists 19.2" o.c.. *Wide flange I-joists provide a larger surface to fasten the subfloor, giving the best defense against floor squeaks by providing a larger bonding surface for glue and nails. I-Joists are also environmentally conscious using less dimension lumber.*
- 2x6 treated sill plate with sill sealer on foundation wall.
- ¾" tongue and groove OSB sub-floor, glued and nailed to floor joist. *OSB is free of voids unlike plywood thereby reducing the chance of floor squeaks. OSB is also environmentally conscious using smaller trees and maximizing all components of a tree not only the veneer from larger mature trees.*
- Steel I-Beam center support 8" deep, 10 lbs/ft with adjustable post jacks on one-piece homes (30# I-beam available for greater basement spans between posts); double LVL and 2x10 beam on split homes installed flush with bottom of floor joists, with adjustable heavy column supports.
- 25 oz carpet and vinyl installed (carpet is cut and rolled on split homes, 34 oz carpet available).

## WALL SYSTEM:

- 2x6 exterior stud wall, 16" o.c., double top plate, single bottom plate, engineered and insulated headers and 8' sidewalls. *2x6 walls substantially increase energy efficiency and wall strength in addition to providing outstanding sound protection for a quiet and efficient home.*
- Vinyl siding in choice of colors, warranty: limited lifetime (James Hardie concrete lap and cedar siding available).
- Full Box Construction®, Wardcraft's exclusive technique, 7/16" OSB sheathing ties the wall system to the floor system at the perimeter, continuous on all exterior walls and marriage walls where applicable, glued and stapled for utmost strength. *This technique provides maximum shear wall strength far exceeding all building codes, coupled with the 2x6 wall for the strongest wall in the business.*
- House wrap applied to outside of all exterior walls.
- R-19 fiberglass batt insulation in all 2x6 exterior walls. *R-19 insulation provides approximately 45% more insulation than a 2x4 wall.*
- All air driven nails and staples are glue coated for maximum holding power.
- Curtain nailers are installed beside each door and window. *This means curtains are easy to install and stay where you put them.*
- All interior walls 2x4, 16" o.c. double top plate, single bottom plate. *This is what most builders use for their exterior walls.*

## ROOF SYSTEM:

- Engineered truss roof, 5/12 pitch hinged trusses 24" o.c. 5/12 hinged roof systems are standard on splits; 5/12 truncated on one piece construction
- R-30 Kraft faced fiberglass batt insulation in ceiling (R-38 avail.).
- 7/16" OSB roof sheathing with H-clips.
- Elk Raised Profile 30 yr shingles in weatheredwood, class UL "A" fire-rated. Applied over 30# felt paper.
- Steel fascia & aluminum soffit, 50 yr warranty and 16" overhang. *Wardcraft constructs the gable overhangs with ladder framing that goes back inside the roof 2' making sure the eaves never sag; this is a common problem with the basic eave framing found in most modular and site built homes.*

## ELECTRICAL:

- 200 amp, 40 pole service panel and 15 amp circuits. *Nice for finished basements.*
- 12-gauge Romex copper wire for appliances, GFI and dining room circuits, 14-gauge in remaining locations.
- GFI receptacles for bathrooms, exterior of house and kitchen, as required by code.
- 3-way switches for convenience.
- One light in basement and one by attic access.
- Top ½ of receptacles switched in living room. *Nice for lamps.*
- Front and rear exterior lights.
- Front door bell chime.
- Chase pipe to basement.
- Smoke detectors hardwired with battery backup.
- Prepared for telephone and cable lines, (2) boxes. *Wardcraft installs a box and conduit chase where the owner specifies, which allows for future changes and upgrades. All telephone and TV wiring provided by owner.*

## PLUMBING:

- Water lines are all copper, ¾" trunk line with ½" supplies, in-line shut-off at each fixture.
- All drains are vented, waste drops stub through floor for field connection by others.
- All penetrations through top and bottom plates are sealed with spray foam.
- Frost free outside water spigot.
- 50 gal electric water heater (gas is available).

## HVAC SYSTEM:

- Payne 80% efficient gas or electric furnace (90% high efficiency furnace or heat pump available).



# tion Specs

- Payne 13 SEER air conditioner.
- Galvanized steel duct work throughout, with in-line dampers to more accurately balance home heating and cooling. *Ductwork is taped or sealed providing a significant increase in energy efficiency over unsealed ducts and poor quality fiberglass duct board systems used in many modular homes.*

## WINDOWS, DOORS AND INTERIOR TRIM:

- JELD-WEN single hung vinyl windows and sliding patio door, dual pane, white, sheetrock wrapped, with shutters on front elevation (double hung windows, casement windows and swinging patio door available).
- Therma-Tru exterior doors.
- Flush interior doors, Doorcraft pre-finished, privacy and passage knobs (flush oak and 6 panel doors available).
- Door casing and base trim are colonial style, pre-finished (solid oak available).
- 1/2" sheetrock applied to walls, smooth finish, with primer and (2) coats Sherwin Williams ProMar 700 primer/finish Dover White.
- 5/8" sheetrock applied to ceilings with acoustic textured ceiling (orange peel available).

## KITCHEN:

- Merillat square raised panel oak cabinets with concealed hinges and solid oak door and face frames, with crown molding.
- Double bowl stainless sink, with washerless faucet and sprayer.
- Range hood, dishwasher and garbage disposal.
- Wilsonart no-drip laminate top with one row tile backsplash, choice of colors (see below), full tiled backsplash available.



0100 White  
Semi-Gloss



0145 Majorca  
Semi-Gloss



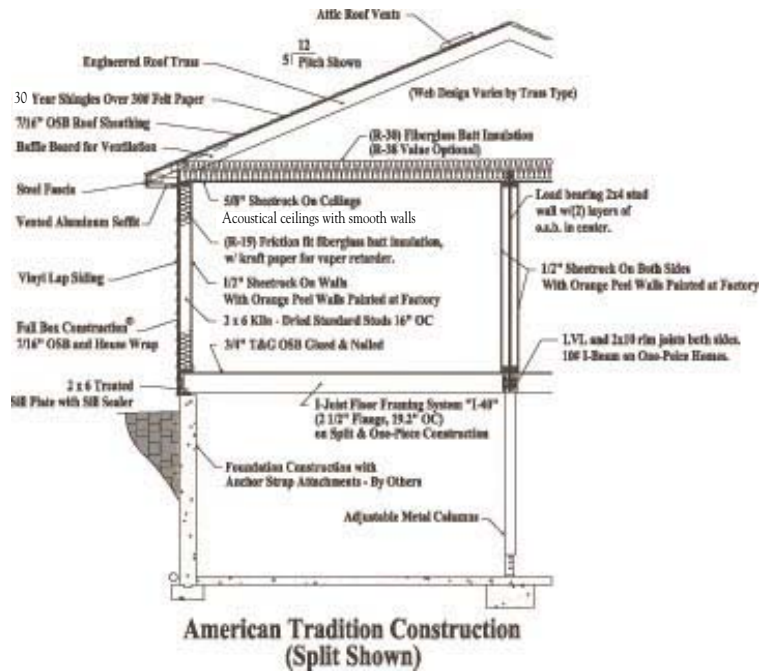
0135 Almond  
Semi-Gloss  
or X735  
Matte



0799 Pearl  
White  
Matte

## BATHS:

- All vanities feature Merillat oak cabinets.
- Laminate top with drop in bowl sink, one row tile backsplash, mirror, vanity with light bar above, choice of colors. *Nice features for an attractive and colorful bathroom.*
- Stools vitreous china (elongated bowl available).
- Aquarius tub/shower units are one piece with single handle tub/shower valves (some plans feature whirlpools).
- Broan vent, vented to exterior.



## PLAN OPTIONS:

Availability varies by plan, see plan descriptions in the following pages. Box out window, open stairwell, whirlpool and laundry sink.

## ONE-PIECE or SPLIT CONSTRUCTION:

Where you are building a home and the type of home you are building, determines whether Wardcraft will use one-piece or split construction to get a home built for your site. One-Piece construction allows free span roof trusses on ranch style homes, however in accordance with shipping regulations the home must be shipped on secondary and gravel roads and is limited to most areas of Kansas, Nebraska and the northeast plains of Colorado. Split construction enjoys a broader range for transportation however requires a center marriage wall. Contact your Authorized Building Professional for additional details.

## UPDATES AND INFORMATION:

Listed here are our basic specifications, we offer many different and/or upgraded features not listed here. Since printing of this information, availability of materials may have caused us to make a change to these specifications. Wardcraft Homes, Inc. reserves the right to change specifications at any time. American Tradition homes have been engineered for maximum value, all plans have production documents and any plan change listed on the plan can be ordered but custom features cannot be added. Consult your Wardcraft Authorized Building Professional for additional details.

## WARRANTY:

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.

