

Colonial Amer

FLOOR SYSTEM:

- Engineered I-Joists 16" o.c. (2x10 joists available). *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. 16" o.c. I-joists make for a nearly bounce free floor. I-Joists are also environmentally conscious using less large size dimension lumber.*
- 2x6 treated sill plate with sill sealer on foundation wall.
- ¾" tongue and groove OSB subfloor, glued and nailed to floor joist (¾" plywood sheathing available). *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 center beam on split homes installed flush with bottom of floor joists, with adjustable heavy column supports.
- Floor coverings by owner on-site. Wardcraft can provide carpet and vinyl roll goods.

WALL SYSTEM:

- 2x6 exterior stud wall, 16" o.c., double top plate, single bottom plate, engineered and insulated headers, 8' sidewalls (9' & 10' sidewalls available). *2x6 walls substantially increase energy efficiency and wall strength in addition they provide outstanding sound protection for a quiet and efficient home.*
- James Hardie concrete lap siding in choice of colors, warranty: 15 yr color, 50 yr material (vinyl and cedar siding available). *Concrete lap siding is extremely durable while providing an attractive finish.*
- 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 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.*
- R-19 fiberglass batt insulation in all exterior walls, combined with foam provides a total of R-23 wall insulation. *This provides approximately 75% more wall insulation than a traditional site built home.*
- ½" Dow foam applied to outside of all exterior walls. *Foam provides a thermal break thereby reducing the transmission of hot and cold through the wall studs and plates while increasing the comfort of the home and further reducing sound transmission.*
- All air driven nails & 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. *What most builders use for their exterior walls.*

ROOF SYSTEM:

- Engineered truss roof, 5/12 pitch trusses 24" o.c. standard for ranches, 12/12 pitch trusses 16" o.c. standard for cape cod (8/12 roof pitch, cathedral and vaulted ceilings available). *Wardcraft engineers every roof truss as required.*
- R-38 Kraft faced fiberglass batt insulation in the ceiling. *This is approximately 25% more insulation than most builders use 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.

- 7/16" OSB roof sheathing w/ H-clips (½" plywood and 5/8" OSB sheathing available).
- 30 yr GAF Timberline or Elk shingles (depending on availability) in choice of colors, 245# per square, class "A" fire rated, applied over 30# felt paper (40 yr shingles avail.). *High quality Architectural shingles provide an attractive and fire retardant roof.*
- Steel fascia & aluminum soffit, warranty: 50 yr. *Does not warp or deform in the hot summer sun like vinyl products. You can forget about painting the fascia and eaves.*
- 24" overhang on one-piece homes, 16" overhang on split homes. *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 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, 20 amp circuits. *Nice for finished basements.*
- 12-gauge Romex copper wire throughout. *Extra gauge means you can put a larger demand on an individual circuit without throwing the breaker.*
- GFI receptacles for bathrooms, exterior of house and kitchen as required by code.
- 3-way switches for convenience.
- One light in the basement and one by the attic access.
- Top ½ of receptacles switched in living room. *Nice touch for lamps.*
- Front and rear exterior coach lights.
- Front and rear door bell chime.
- Chase pipe to attic and basement. *This provides easy access to the panel for future wiring needs.*
- Smoke detectors hard wired with battery backup.
- 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 and TV wiring provided by owner.*

PLUMBING:

- Copper water lines ¾" trunk line with ½" supplies, in-line shut-off at each fixture.
- All drains are vented, waste drops stub through floor for field collections by others.
- All penetrations through top and bottom plates are sealed with spray foam.
- (2) frost free outside water spigots.
- 40 gal gas or 50 gal electric water heater.

HVAC SYSTEM:

- Carrier 80% efficient gas or electric furnace (92% high efficiency furnace and heat pumps available). *Carrier is the leader in heating and air conditioning systems.*
- 10 SEER air conditioner (13 & 15 SEER available). *The SEER rating is the measure of an air conditioners energy efficiency. Optionally we offer a 2006 compliant HVAC system, which will meet 2006 government mandates for increased efficiency.*
- Galvanized steel duct work throughout, with in-line dampers to more accurately balance home heating and cooling. *Ductwork is taped or*



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sealed providing a significant increase in energy efficiency over unsealed ducts and low quality fiberglass duct board systems used in many modular homes.

WINDOWS, DOORS AND INTERIOR TRIM:

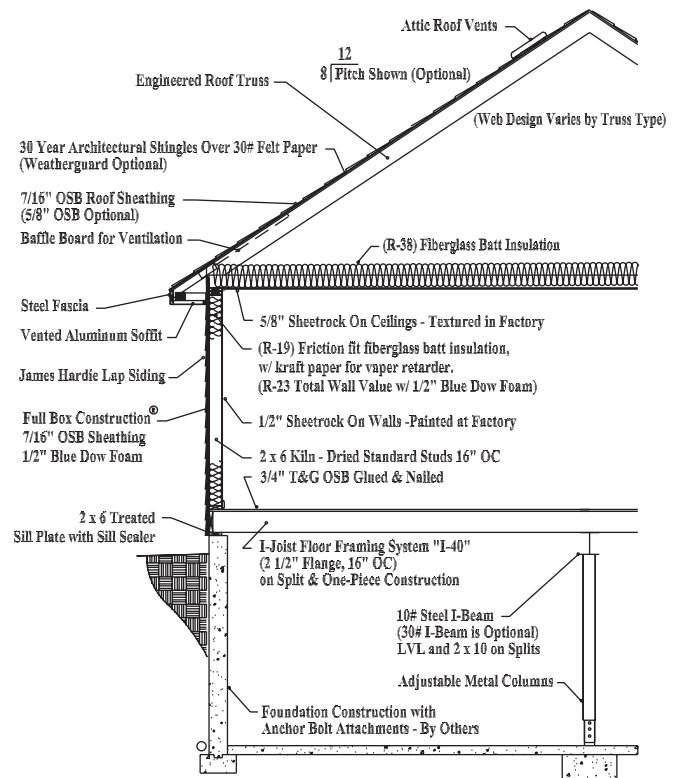
- Andersen® double hung, 200 series tilt wash windows, dual pane, white interiors, with oak trim (a full line of Andersen® and Pella® wood windows as well as JELD-WEN vinyl windows and high efficiency glass are available). High quality national brand windows ensure you don't settle for no name products and their warranties.
- Therma-Tru Smooth Star front door and Construction Series back and garage doors, with premium adjustable threshold (entry doors are available in a variety of configurations with decorative glass inserts, sidelights and transoms. Wardcraft offers Andersen®, Pella®, Therma-Tru and JELD-WEN patio doors).
- Flush oak interior doors with (2) coats of urethane, privacy and passage knobs (all types of interior doors including solid 6-panel doors in oak, knotty pine, alder and a variety of specialty woods, as well as white 6-panel and mission style are available). Wardcraft's standard trim and door package adds that touch of quality that other builders just don't have.
- Window/door casing and base trim are colonial style, finish grade, solid oak, hand sanded and stained with (3) coats of urethane (trim profile upgrades, knotty pine butt and pass, colonial white and specialty trims as well as a variety of wood species are available).
- 1/2" sheetrock applied to walls, with primer and (2) coats Sherwin Williams flat paint (egg shell paint also available).
- 5/8" sheetrock applied to ceilings with orange peel ceiling texture, painted same color as walls (other textures available).

KITCHEN:

- Bridgewood custom built oak cabinets with square or brow raised panels stained natural, pecan or cherry mahogany. 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. These are premium quality cabinets unmatched by other builders and modular home companies, the list of quality features go on and on.
- 8" double bowl stainless sink, with single handle Delta faucet with sprayer (Americast colored enamel sinks and variety of Delta and Danze faucets available. Deep stainless sink and a premium quality rebuildable Delta faucets make a nice kitchen sink package).
- Garbage disposal, range hood and dishwasher (upgrades available).
- Wilsonart no-drip laminate top and ceramic tile backsplash to bottom of cabinets (a multitude of laminate and tile colors and types are available). Your kitchen can be individualized with an array of options.

BATHS:

- All vanities feature Bridgewood custom-built cabinets, Onyx one piece vanity tops, Delta single handle faucets, mirror sized for vanity with light bar above (over 90 colors and granite looks available, snowswirl is standard). Attractive vanity packages are standard.
- Aqua Glass/shower units are one piece with Delta chrome single handle anti-scald tub/shower valves (a full line of Jason Designer and Integrity series whirlpools, custom tile platforms and a multitude of tile options are available). Easy to clean tub/shower combination with



rebuildable faucets will provide years of beauty and dependability.

- All stools feature elongated bowls. Elongated bowls provide a greater degree of comfort.
- Bathroom walls are insulated to reduce sound.
- Broan vent, vented to exterior.
- Premium towel bar, towel ring & toilet paper holder in classic polished chrome.
- Wardcraft offers an assortment of handicapped/accessible options, just ask for details. Wardcraft can outfit the bathroom the way you want.

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. 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.

