

Apartment Standard Specifications

- Frame on or frame off construction 12" I-beam (per size of house) chassis with detachable hitch
- 2x10 16" OC floor joists (per floor size)
- 23/32" Tongue and Groove OSB floor decking
- Tile floor covering in designated areas
- Plush-cut carpet over 1/2" re-bond pad in designated areas
- 2x6 16" OC exterior wall framing
- Vertical hardboard siding, primed and painted
- R-19 fiberglass exterior wall insulation with Kraft Paper vapor barrier.
- R-22 fiberglass blanket floor insulation
- White poly-vinyl, single hung, vertical sliding windows with high performance low-E insulated glass and fiberglass screens
- Exterior doors: 36" insulated, 6 panel in-swing, with weather stripping, threshold and keyed lockset
- 8ft walls through out
- 2x4, 16" OC primary interior partition wall framing
- 1hr fire rated interior partition between living spaces
- 1/2" sheetrock taped, textured and painted sheetrock interior finish throughout all rooms.
- 1-3/8" hollow core, white slab, pre-finished interior passage and closet doors with upgrade molding
- 3/12 pitch engineered flat roof trusses throughout
- 30 lbs. per square foot live load Rated roof
- 12" eave and gable end overhangs on double section buildings
- R-38 blown-in cellulose roof insulation
- 5/8 OSB roof decking
- Architectural, self-sealing, 30yr shingles
- 1/2" sheetrock painted and textured ceiling
- 100% copper electrical wiring, 12 gauge minimum size
- 200 AMP main electrical panel with 200 AMP main breaker
- sub-panel(s) where applicable
- Incandescent lighting in all rooms
- Porch light at each exterior entrance
- Powered range vent fans with light at range space where applicable
- Powered vent fans with lights in bathrooms
- GFCI & ARCI protected receptacles per electrical code requirements
- 220 volt receptacle provided at dryer space where applicable
- 110 volt direct-wire smoke detectors with battery backup per code requirements
- Water supply line with shutoffs at all fixtures
- Drain, waste and vent systems per code requirements
- Stainless steel, double bowl kitchen sink with 8" center set, water saver ledge faucet where applicable
- Vitreous china, tank type, water elongated commodes
- Oval lavatory sinks with 4" center set, water saver faucet and pop-up drain with overflow
- One piece 60" bathtub with water saver tub/shower diverter faucet
- One piece shower with water saver diverter faucet and glass door where applicable
- Supply and drain lines provided at washer space where applicable
- 20 gallon electric heater per living section where applicable
- Wall mount HVAC unit in each living area
- Hardwood cabinetry with flat panel doors. Drawers above doors in base cabinets
- Surface mounted medicine cabinet with mirror above lavatory sink
- 30" electric range where applicable
- 18 cubic foot, double-door refrigerator where applicable
- Mini blinds throughout
- Sprinkler system NOT included in standard specifications