

SWANSON BUILDERS CONSTRUCTION SPECS FOR RTM HOMES

FLOOR: 2 X 10 solid lumber floor joists or 11 7/8" engineered wood I joist system, normally at 16" o.c., sheathed with 3/4" #1 OSB, glued and screwed; with end and mid span blocking.

EXTERIOR WALLS: 8 or 9 ft. wall height with 2x6 KD studs at 16" o.c.; 3/8" OSB sheathing glued to the wall studs and around window and door openings for greater moving rigidity; 2x10 or 2x12 window and door headers; R20 fiberglass batt wall insulation; Super-Seal caulking (frame caulk plus electrical box and vapor barrier joint seal).

ROOF AND CEILINGS: Engineered truss systems on 24" centers; 7/16" roof sheathing with H-clips; 15 lb. felt paper over entire roof, stick-down Ice & Water shield in the valleys; plastic roof vents; IKO Cambridge designer shingles; R48 blown fiberglass attic insulation (or more if preferred); 1/2" CD sag-resistant ceiling drywall; hard textured ceilings; available options such as vaulted ceilings, clipped peaks, cottage gable roofs, decorative gables, etc.

WINDOWS AND DOORS: Ply Gem windows with double or tripane glass, regular or upgraded titanium Low E glass coatings, argon filled airspaces; frames, sashes and jamb extensions in white PVC (colors available); internal grilles available in various patterns and colors; Ply Gem fiberglass insulated exterior doors with a wide selection of glass inserts. Doorknobs are available in knob or lever style in Satin Nickle, ORB (oil-rubbed bronze), or other finishes.

SOFFITS AND SIDING: Kaycan "Elegance" vinyl siding in a D5 profile (or other) in your color choice; also Hardi-Plank siding or stucco finishes are available; Kaycan aluminum prefinished soffits and fascia in white or color, for a lasting exterior.

INTERIOR WALLS: 2 x 4 studs, 1/2" drywall. Anti-truss-lift hurricane brackets attach walls to the trusses. Drywall taped and filled. Primer plus 2 coats of top grade acrylic paint in eggshell finish; custom colors; decorative drywall work and painted ceiling borders are available; rounded drywall corners are standard.

INTERIOR FINISH: swinging and bifold doors in oak, white, or other. Window trim and baseboard in the width and material of your choice. Woodwork is painted or stained and lacquered with clear finish. Corner trim blocks can be added. Melamine closet shelving - double shelves where possible.

KITCHEN CABINETS: Custom built in oak, maple, alder, hickory, white or other; with raised panel or inset panel doors; accessories normally include pot & pan drawers, cutlery drawer, corner lazy susan, upper cabinets with varied heights, decorative upper angular cabinets, glass in some upper units, large deluxe crown molding and decorative under-upper moldings, islands with extended or raised lunch counters, bevel edge countertops with laminate or wood insert, etc.

BATHROOMS: standard one piece enclosed acrylic tub; fiberglass or tiled showers; optional jet tubs; Kohler basins and toilets, quality taps, vent grilles for air exchange exhausting.

ELECTRICAL: wire drop to basement; quality light fixtures in pewter, ORB or other finish.

FLOOR COVERING: customer choice- lino, tile, laminate, carpet, hardwood. Applicable underlays.