



NEW IMAGE

H O M E S

Renaissance Series Standard Specifications

Effective 1-11-2022

FLOORS

- 2x10 Floor Joists @ 16" o.c. with Dimensional Lumber Marriage Wall Rails and Solid **2x8** Bridging
- ¾" Tongue & Groove OSB Floor Decking, Glued and Nailed
- **Mohawk Raintance 25 oz.** Carpets with Upgrade Pad and Tack Strip in Living Areas, Bedrooms, Stairs, Hallways, and Dining Areas when Applicable
- Vinyl Flooring at all Kitchen, Baths, Utility and Foyer Areas

EXTERIOR & MARRIAGE WALLS

- 2x6 SPF #2 Exterior Wall Studs at 16" o.c.
- 2x4 SPF #2 Mate Wall Studs at 16" o.c. **with straps**
- Double Top Plate Exterior **Side walls**
- R-21 Fiberglass Exterior Wall Insulation
- **OxBoard exterior wall sheathing**
- 8' Sidewall Height
- Lifetime Warranted **3800 series** 4/4 Vinyl Siding with Matching Corners
- Shutters at Front Elevation
- **Builder wrap removed!!!**

ROOFS

- 5/12 Roof Pitch at 24" o.c. For All Ranch and 2-Story Models
- 12/12 Roof Pitch at 24" o.c For All Cape Models
- 9 1/2" Eave Overhangs on all Models
- 12" Gable Overhangs on all Models
- R-38 Blown-in Roof Insulation in all Ranch and 2-Story Models
- R-38 Blown-in Roof Insulation in all Cape and Bonus Ranch Models behind knee-walls with R-30 HD Batt under 2nd Floor Decking
- Top Flips are Shingled on 9/12 and 12/12 Roof Configurations (when applicable)
- Architectural Shingles with Synthetic Underlayment
- Ice and Water Shield at Eaves and Valleys
- Shingle Over Ridge Vent with Filter Core
- 7/16" OSB Roof Sheathing with "H" Clips

EXTERIOR DOORS & WINDOWS

- Therma-Tru 6-Panel 3/0 Fiberglass Front Door W/ Rot Resistant Jamb / **Delany Brushed Nickel Knob and Deadbolt**
- Therma-Tru 6-Panel 3/0 Fiberglass Rear Door W/ Rot Resistant Jamb / **Delany Brushed Nickel Knob and Deadbolt**
- Silverline All Vinyl Low E Double Hung Windows with Grids and Full Screens
- All 9/12 and 12/12 Roof Configurations include One Window for Each Gable End Panel
- All Triple-wide 7/12 Roof Configurations include Two Windows for Each Gable End Panel
- Clear Silverline All Vinyl 6/0 x 6/8 Low E Slider with Screen (Where Shown on Plan)

INTERIOR WALLS & CEILINGS

- 2x4 Interior Wall Studs at 24" o.c.
- 8' Flat Ceilings Throughout with Smooth Finished Drywall
- Smooth Finished ½" Drywall, Glued and Screwed on All Walls

- All Walls and Ceilings Finished with 2 Coats of White Vapor Barrier Primer Paint
- Carpet Grade Stairs W/ White Skirt Board (Where Applicable)



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INTERIOR DOORS & MOLDINGS

- 6-Panel White Smooth Interior Doors with Delany Brushed Nickel Knob Hardware and (3) Door Hinges
- White Door Jambs and Stops
- 2 ¼” Colonial White Casing
- 3 ¼” White Mitered Base Molding
- Windows include Painted White Pine Window Sills
- All Dropped Headers will be Drywall Wrapped

KITCHENS

- Greensboro Oak and Peppercorn Oak Full Overlay Frame and Panel Cabinets
- Hardwood Cabinet Stiles and Rails
- Concealed Cabinet Hinges and Soft Closed Drawer Glides Throughout
- Dovetail Drawer Boxes
- Tilt-Out Sink Trays at All Sink Base Cabinets (where applicable)
- Roll Out Base Trays at Base Cabinets (where applicable)
- Adjustable Shelves in Wall Cabinets
- Square Brushed Nickel cabinet pull hardware
- Drawer over Door Base Cabinet Design
- One 3-Drawer Drawer Bank Per Kitchen
- 2 ½” Crown Molding at Cabinets
- Under Cabinet Trim at all Wall Cabinets
- WilsonArt Crescent Edge Countertops with Laminate Backsplash
- Broan Range Hoods Vented to Exterior (where applicable)
- Brushed Nickel Single Lever Faucet with Sprayer
- 8” Deep Double Bowl Stainless Steel Sink

BATHS

- 34” High Greensboro Oak and Peppercorn Oak Full Overlay Frame and Panel Cabinets
- WilsonArt Crescent Edge Vanity Tops with Laminate Backsplash
- China Drop in Lavatory Bowls
- Single Lever Brushed Nickel Lavatory Faucets
- Framed Mirror with Nickel Finish Vanity Light (24” for Vanity cabinets 36” and less // 36” for Vanity cabinets larger than 36”)
- 60” One-Piece Tub/Shower Units with Pressure Sensitive Heat Diverter
- Shower Door at all Showers
- Elongated Commode
- Whole House Fan located in Hall Bath
- Bath Fan/Light Combination Switched Separately all Other Bathrooms



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ELECTRICAL SYSTEM

- 200 Amp 40 Space Service Panel
- Brushed Nickel Ceiling Light Package including Bedroom Ceiling Lights
- (5) LED Recessed Light in Kitchen
- (4) LED Recessed Lights in Dining Room
- (1) LED Recessed Light Over Tub/Shower in Hall Bathroom
- LED Recessed Lights in Hall and Utility Rooms
- JB Prepped for Fan at Living Room
- USB charging port at Kitchen
- Brushed Nickel Exterior Light at Each Door
- AC/DC Smoke Detectors Per Code
- (1) CO Detector
- Toggle Switches and Duplex Receptacles
- GFI Receptacles Per Code
- 2 Outside GFI Receptacles (one at front and one at rear)
- Dryer Receptacle and Recessed Vent (where applicable)
- (2) Electrical Circuits are Standard in 7/12 Storage, 9/12 Storage, and 12/12 Cape Attic Space

HEATING SYSTEM:

- Boots / Registers for Future Forced Air (Return Air Registers provided only with Builder specified locations)

PLUMBING SYSTEM

- PEX Supply Lines Stubbed Through Floor
- PVC Schedule 40 Waste and Drain Lines Stubbed Through Floor
- Individual Shut-Off Valves Throughout
- Clothes Washer Plumbing
- 12/12 Capes are Standard with (1) Hot Water Line / (1) Cold Water Line / (1) 3" Drain

WARRANTIES

- Ten (10) Year Major Structural Defect Protection (valid only if Homeowner is registered within 60 days of Retail Delivery)
- Two (2) Year Warranty on Portions of Heating and Electrical Systems
- One (1) Year Limited Product Warranty
- Individual Product Warranties provided by Product Manufacturers direct to Retail Consumer

****This specification list is only a guideline for what is included; please refer to your actual quote and floor-plan(s) for the actual specification and what is included in your order.***

*****Champion Modular may in it's sole discretion, change any specifications as to materials or design which are required by the availability of materials, vendor pricing, or any other reason; provided such changes in specifications do not affect the structural integrity of the home.***