



## Edge Series Standard Specifications

Effective 4-1-2022

### FLOORS

- 2x10 Floor Joists @ 16" o.c. with Dimensional Lumber Marriage Wall Rails and Solid 2x10 Bridging
- 3/4" Tongue & Groove OSB Floor Decking, Glued and Nailed
- Mohawk 18 oz. tweed carpet with Standard 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 Exterior Wall Studs at 16" o.c.
- 2x4 Mate Wall Studs at 16" o.c. with W/ straps.
- 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 (15"X55" & 15"X35" Available)

### 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
- 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 Batt under 2<sup>nd</sup> Floor Decking
- Top Flips are Shingled on 12/12 Roof Configurations (when applicable)
- Architectural shingles w/ 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

- 6-Panel 3/0 Fiberglass Front Door with Rot Resistant Jamb and Brushed Nickel Knob and Deadbolt
- 6-Panel 3/0 Fiberglass Rear Door with Rot Resistant Jamb and Brushed Nickel Knob and Deadbolt
- Kinro All Vinyl Low E Single Hung Windows with Grids and Screens
- All 12/12 Roof Configurations include One Window for Each Gable End Panel
- Clear Kinro All Vinyl 6/0 x 6/8 Low E Slider with Screen (If shown on Plan)



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

### INTERIOR DOORS & MOLDINGS

- 2-Panel White Smooth Interior Doors with Brushed Nickel Knob Hardware and (3) Door Hinges
- White Door Jambs and Stops
- Arts and Crafts White Casing
- Arts and Crafts White Base Molding
- Windows include Painted White Wood Window Sills
- All Dropped Headers will be Drywall Wrapped

### KITCHENS

- Stained Oak Full Overlay Frame and Panel Cabinets
- Hardwood Cabinet Stiles and Rails
- Concealed Cabinet Hinges and Full Extension Drawer Glides Throughout
- Dovetail Drawer Boxes
- Adjustable Shelves in Wall Cabinets
- Tilt-Out Sink Trays at All Sink Base Cabinets (where applicable)
- Square Brushed Nickel cabinet pull hardware
- Drawer over Door Base Cabinet Design
- 2 ½" Oak Crown Molding at Cabinets
- WilsonArt Crescent Edge Laminate Countertops with one row dry stacked tile.
- Broan Range Hoods Vented to Exterior (where applicable)
- Chrome Single Lever Faucet with Sprayer
- 8" Deep Double Bowl Stainless Steel Sink

### BATHS

- 34" High Stained Oak Full Overlay Frame and Panel Cabinets
- WilsonArt Crescent Edge Laminate Vanity Tops with one row dry stacked tile
- China Drop in Lavatory Bowls
- Single Lever Chrome Lavatory Faucets
- Beveled Edge Mirror with (1) Recessed Light Over Each Bowl (24" for Vanity cabinets 36" and less // 36" for Vanity cabinets larger than 36")
- Trimmed 60" One-Piece Tub/Shower Units with Pressure Sensitive Heat Diverter
- Elongated Commode
- Whole House Fan located in Hall Bath
- Bath Fan/Light Combination Switched Separately in all other Bathrooms



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### ELECTRICAL SYSTEM

- 200 Amp 40 Space Service Panel
- Brushed Nickel Ceiling Light Package including Bedroom Ceiling Lights
- (4) LED Recessed Lights in Dining Room
- (1) LED Recessed Light Over Tub/Shower in Hall Bathroom
- 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 Vent Are Optional
- (2) Electrical Circuits are Standard in 7/12 Storage, and 12/12 Cape Attic Space

### HEATING SYSTEM

- Boots / Floor Registers Stubbed
- Other Heating Systems are Optional

### 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 is Optional
- 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. These specifications may not meet your customer's State or Local code requirements.*

*\*\* Champion Modular may, in its 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.*