

Regent Homes, Inc.
2006 Regent Designer Series Specifications

Building Code Conformance:

- ✓ All Regent homes are built **above** applicable state building codes
- ✓ Third Party in plant inspections and approvals
- ✓ Continuous On-Line Quality Control Inspections

Floor System:

- ✓ Floor joists are 2 x 10 SPF 16" O.C.
- ✓ Double 2 x 10 perimeter band joists at long walls
- ✓ Mating wall is a 4 member; 2 x 10 flush girder system (two each module)
- ✓ 3/4" tongue and groove OSB sub-floor decking glued and fastened
- ✓ Floor decking is cut back 1 1/2" on each side of marriage wall openings with cross-over strip shipped loose for field installation

Exterior Wall Systems

- ✓ Single bottom plate and double top plates
- ✓ 2 X 6 - 16" O.C. with 7/16" O.S.B. wall sheathing
- ✓ R-19 Kraft faced fiberglass insulation
- ✓ Air infiltration barrier

Interior Wall Systems

- ✓ Marriage wall Ranch 2 X 4 16" O.C. with Structural Board sheathing
- ✓ Marriage wall Cape 2 X 4 16" O.C. with Structural Board sheathing
- ✓ Marriage wall 1st Floor of Two Story 2 X 4 16" O.C. with Structural Board sheathing
- ✓ 1/2" Drywall is glued and fastened (screws) then sprayed and back rolled with one coat latex primer using a 3/8" nap roller

Ceiling Systems

- ✓ 8'-0" sub-floor to ceiling wall height.
- ✓ 5/8" Drywall with Lateral application is 100% continuous fastened and is sprayed and back rolled with one coat latex primer, 3/8" nap roller.
- ✓ Drywall will be held back at clear span openings.

Roof System

- ✓ 7/12 Storage 16" O.C. Standard (decking optional)
- ✓ 7/16" OSB sheathing on 16" O.C. systems
- ✓ R-38 Kraft faced fiberglass batt insulation on all roof systems.

- ✓ 30 year Architectural fiberglass shingles over #15 roof felt underlayment
- ✓ Self adhered Ice and Water Shield at eaves
- ✓ Shingle over ridge vent in all models
- ✓ 10 3/4" flipped overhangs on eaves and 10 3/4" gable end overhangs
- ✓ Finishes are 6" aluminum fascia and vented vinyl soffit

Exterior Doors, Siding, and Exterior Trim

- ✓ Front door: 6 panel insulated fiberglass door with adjustable sweep and keyed alike brass knob.
- ✓ Rear door: 9 light insulated fiberglass door with adjustable sweep and keyed alike brass knob.
- ✓ Patio door: Vinyl clad wood Low E, insulated glazed 6' sliding glass door with shipped loose screen where plan applicable. (Grills are optional).
- ✓ Double 4/4 or 4/4 Dutch lap vinyl siding with matching corner posts, white accessories. Siding is plant installed on front and rear on both 1st and 2nd floors (typically long walls). All other vinyl and trim shipped loose for starter row, gable ends and other inter modular connections

Windows:

- ✓ Vinyl double hung windows w/integral grilles, tilt sash, Low E glazing window sills
- ✓ Shutters standard on front of house

Floor Coverings:

- ✓ 25.5 oz. carpet site installed by factory in living, dining, bedrooms, halls, and closets (where applicable)
- ✓ 7/16" 6# rebond carpet pad shipped loose for on site installation by factory
- ✓ Sheet vinyl in all kitchens, baths, utility rooms and foyers (where applicable)

Bathroom:

- ✓ Aristokraft cabinetry featuring Westbury Oak, York Maple, Pioneer Hickory, and Augusta Thermo foil styles
- ✓ Cultured marble vanity tops with integral bowl and single lever faucet at all vanities
- ✓ Special shaped or sized tops will have drop-in bowls on laminated tops
- ✓ Fiberglass tub/shower units
- ✓ Moen single lever faucet with anti-scald valve on all tub and shower units
- ✓ Elongated bowl 1.6 gallon low consumption water closet
- ✓ 100 CFM combination light and fan, separately switched
- ✓ Recessed medicine cabinet on the sidewall
- ✓ Flat mirror with separate light bar(s)
- ✓ Towel bar and paper holder is shipped loose

Electrical:

- ✓ 200 amp, 40 circuit space main panel box with full size circuit breakers
- ✓ AC/DC smoke detectors and Carbon Monoxide where required inter-wired per Code
- ✓ Two exterior GFI protected receptacles (one in front and one in back)
- ✓ One exterior light at all entrances to house
- ✓ Wire coiled for on-site basement light
- ✓ Two door bell buttons with installed chimes. (Front and rear or side door)
- ✓ GFI protection on receptacles at kitchen and bath sinks
- ✓ Brass light fixture package located over kitchen sink, kitchen, dining room, baths, foyer, hall and stairwells
- ✓ Toggle style switches and standard duplex receptacles
- ✓ 240-volt electric range circuit is a 4 prong receptacle.
- ✓ Gas range circuit is a no cost available option, piping by others.
- ✓ Three TV jack
- ✓ Three standard phone jack with Category 5 wire
- ✓ One switched receptacle in Living Room & each Bedroom
- ✓ Wire coiled for builder supplied attic light
- ✓ 240-volt dryer range circuit with a 4 prong receptacle where plan applicable.
- ✓ Gas dryer circuit is a no cost available option, piping by others.
- ✓ Dryer venting material and installation on site by builder unless dryer is on the 2nd floor, in this case the venting will be factory installed

Heating:

Hot water baseboard heat (stubbed) with 18-8 thermostat rough wire for each floor.
(Additional zone are available as an option)

Plumbing:

- ✓ Pex water supply lines
- ✓ Schedule 40 PVC drain, waste and vents lines
- ✓ All plumbing terminations are stubbed through first floor for on site connection (by builder)
- ✓ Two inch future vent for all basement models
- ✓ Hook up box for clothes washer where plan applicable
- ✓ Shut-off valves for each fixture

Kitchen:

- ✓ Aristokraft cabinetry featuring Westbury Oak, York Maple, Pioneer Hickory, and Augusta Thermofoil styles
- ✓ Crown molding on kitchen cabinets where applicable
- ✓ 30" range hood with light and fan vented to exterior unless location of hood prevents venting to exterior
- ✓ 8" Stainless Steel deep double bowl sink and single lever faucet with sprayer
- ✓ Self-edged, laminated countertops with backsplash

Interior Finish and Trim:

- ✓ Trim: White Painted Wood colonial profile 3¼" base and 2¼" casing
- ✓ White Painted Wood window and door jambs and window sills
- ✓ Hollow core doors: White pre-finished embossed wood grain six-panel (Colonial style)
- ✓ Three mortised butt hinges on all swing doors
- ✓ Lever lock sets in bright brass with privacy function on all Bedrooms and Bathrooms
- ✓ Four shelf Pantry and or Linen Closet with white wire shelving
- ✓ Hinge mounted brass door stops (swing doors only)
- ✓ Wood Trim Kit material ship loose for all dropped header marriage wall openings

Warranty:

One year workmanship and materials and 10 year structural warranty as per RWC guidelines and proper subsequent house enrollment

Capes (Additional specifications for Cape models only):

- ✓ 12/12 Roof system 16" O.C. with 7/16" OSB roof sheathing. Top flip sections are factory shingled.
- ✓ Carpet grade stairs to second floor with carpet and pad site installed.
- ✓ Railings supplied and installed by builder.
- ✓ Wire coils for 3 way stairwell switch and inter-wired smoke detector.
- ✓ Two-inch conduit for low voltage and 2" conduit for high voltage circuits for future 2nd floor circuits.
- ✓ ¾" Pex water supplies and 3" drain line stubbed to second floor.
- ✓ Close Off package is optional
- ✓ Finish materials for the second floor are **NOT** included in the base price.
- ✓ When ordering a HWBB home, (one) supply and (one) return line are supplied to second floor.
- ✓ R-30 installed in floor of upstairs.
- ✓ Matching egress window for each gable end is shipped loose for field installation.
- ✓ ¾" tongue and groove OSB decking tacked between knee walls on second floor-full entire length of home.

Two Story (Additional specifications for Two Story models only)

- ✓ Ceiling joists of 1st floor ceiling are 2 X 6
- ✓ Carpet grade stairs to second floor shipped in tilted position, with carpet and pad site installed.
- ✓ Railings supplied and installed by builder.
- ✓ Plumbing to second floor bath/s installed between floors except for inter-connections and materials that must be supplied and completed on-site by builder via floor or ceiling access panels.
- ✓ ¾" Pex water supply lines to 2nd floor

Specifications, materials, plans, models, and pricing are subject to change without prior notice