

## PRODUCT SPECIFICATION OVERVIEW - OPEN WALL

EFF DATE: 4/17/03

*Note: All items specified are standard unless noted as optional*

	AMERICAN DREAM / HOLIDAY HOMES	YOUNG AMERICA	
<b>FLOOR</b>	<ul style="list-style-type: none"> <li>† 2x10 floor joists @ 16" o.c.</li> <li>† 3/4" (23/32") OSB T &amp; G floor decking standard</li> <li>† 3/4" plywood T &amp; G floor decking optional</li> <li>† Metal or wood floor bridging optional</li> <li>† I-joist floor systems optional</li> <li>† Wood basement beam &amp; posts optional</li> </ul>	<ul style="list-style-type: none"> <li>† 2x10 floor joists @ 16" o.c.</li> <li>† 3/4" (23/32") OSB T &amp; G floor decking standard</li> <li>† 3/4" plywood T &amp; G floor decking optional</li> <li>† Metal or wood floor bridging optional</li> <li>† I-joist floor systems optional</li> <li>† Wood basement beam &amp; posts optional</li> </ul>	<ul style="list-style-type: none"> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> </ul>
<b>EXTERIOR WALLS</b>	<ul style="list-style-type: none"> <li>† 2x6 studs 16" o.c. w/ 3/8" OSB sheathing</li> <li>† Optional 2x4 studs 16" o.c.</li> <li>† Optional 1" p.i. energy sheathing</li> <li>† Insulation, vapor barrier &amp; wiring by builder</li> <li>† Receptacles, switches &amp; covers by builder</li> <li>† 1/2" gypsum wallboard &amp; finish by builder</li> <li>† House-garage wall 5/8" type "X" gypsum on garage side by builder</li> <li>† 8' 1-1/8" wall height</li> <li>† Primed pine garage door frame standard; cedar or clad frame optional</li> <li>† Overhead garage door(s) by builder</li> <li>† Tyvek Housewrap is Standard</li> </ul>	<ul style="list-style-type: none"> <li>† 2x6 studs 16" o.c. w/ 3/8" OSB sheathing</li> <li>† Optional 2x4 studs 16" o.c.</li> <li>† Optional 1" p.i. energy sheathing</li> <li>† Insulation, vapor barrier &amp; wiring by builder</li> <li>† Receptacles, switches &amp; covers by builder</li> <li>† 1/2" gypsum wallboard &amp; finish by builder</li> <li>† House-garage wall 5/8" type "X" gypsum on garage side by builder</li> <li>† 8' 1-1/8" wall height</li> <li>† Primed pine garage door frame standard; cedar or clad frame optional</li> <li>† Overhead garage door(s) by builder</li> <li>† Tyvek Housewrap is Standard</li> </ul>	<ul style="list-style-type: none"> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> </ul>
<b>INTERIOR WALLS</b>	<ul style="list-style-type: none"> <li>† 2x4 studs 16" o.c.</li> <li>† Wiring, switches, receptacles, &amp; covers by builder</li> <li>† 1/2" gypsum wallboard &amp; finish by builder</li> </ul>	<ul style="list-style-type: none"> <li>† 2x4 studs 16" o.c.</li> <li>† Wiring, switches, receptacles, &amp; covers by builder</li> <li>† 1/2" gypsum wallboard &amp; finish by builder</li> </ul>	<ul style="list-style-type: none"> <li>†</li> <li>†</li> <li>†</li> </ul>
<b>STAIRS</b>	<ul style="list-style-type: none"> <li>† Closed bsmnt stair - routed stringer with particle board tread &amp; OSB riser standard</li> <li>† Open basement &amp; first to second floor -notched stringer with oak skirtboard, particle board tread &amp; OSB riser</li> </ul>	<ul style="list-style-type: none"> <li>† Closed bsmnt stair - routed stringer with particle board tread &amp; OSB riser standard</li> <li>† Open basement &amp; first to second floor -notched stringer with oak skirtboard, particle board tread &amp; OSB riser</li> </ul>	<ul style="list-style-type: none"> <li>†</li> <li>†</li> </ul>
<b>ROOF SYSTEM</b>	<ul style="list-style-type: none"> <li>† Engineered roof trusses 24" o.c.-energy heel standard</li> <li>† (15/32") OSB sheathing standard; 19/32" optional</li> <li>† Basic set includes setting of trusses, installation of sheathing, sub-fascia &amp; drywall blocking</li> <li>† Vaulted ceiling included per plans; optional elsewhere</li> <li>† 12" rake overhang; 16" or 24" eave overhang per plan</li> <li>† Roof pitch as shown on plans</li> </ul>	<ul style="list-style-type: none"> <li>† Engineered roof trusses 24" o.c.-energy heel standard</li> <li>† (15/32") OSB sheathing standard; 19/32" optional</li> <li>† Basic set includes setting of trusses, installation of sheathing, sub-fascia &amp; drywall blocking</li> <li>† Vaulted ceiling included per plans; optional elsewhere</li> <li>† 12" rake overhang; 16" or 24" eave overhang per plan</li> <li>† Roof pitch as shown on plans</li> </ul>	<ul style="list-style-type: none"> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> </ul>

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<b>ROOF FINISH</b>	<ul style="list-style-type: none"> <li>† Vented aluminum soffit/fascia is standard; rough-sawn is optional</li> <li>† One layer of R-19 Kraft-faced insulation shipped loose is optional (total R-38 is specified)</li> <li>† Additional insulation by builder</li> <li>† Ceiling gypsum &amp; finish by builder</li> <li>† 15# felt &amp; XT30AR Shingles in choice of colors are standard</li> <li>† Horizon shingles, Landmark 30 shingles &amp; Independence shingles are optional</li> <li>† Shingle Vent is standard</li> <li>† Iceguard is optional</li> </ul>	<ul style="list-style-type: none"> <li>† Vented aluminum soffit/fascia is standard; rough-sawn is optional</li> <li>† One layer of R-19 Kraft-faced insulation shipped loose is optional (total R-38 is specified)</li> <li>† Additional insulation by builder</li> <li>† Ceiling gypsum &amp; finish by builder</li> <li>† 15# felt &amp; XT30AR Shingles in choice of colors are standard</li> <li>† Horizon shingles, Landmark 30 shingles &amp; Independence shingles are optional</li> <li>† Shingle Vent is standard</li> <li>† Iceguard is optional</li> </ul>	<ul style="list-style-type: none"> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> </ul>
<b>WINDOWS PATIO DOORS &amp; SKYLIGHTS</b>	<ul style="list-style-type: none"> <li>† Clad, insulated glass with screens standard</li> <li>† Grills in airspace standard per plans; optional other windows</li> <li>† Full surround wood grills are optional</li> <li>† Optional Low-E glass</li> <li>† Optional combination storm windows with screens</li> <li>† Optional windows per contract</li> <li>† Optional skylights, fixed or vented</li> <li>† Tempered glass in areas required by code</li> </ul>	<ul style="list-style-type: none"> <li>† Vinyl insulated glass with screens standard</li> <li>† Grills in airspace standard per plans; optional other windows</li> <li>† Drywall window surrounds &amp; sills by builder</li> <li>† Optional Low-E glass</li> <li>† Optional windows per contract</li> <li>† Optional skylights, fixed or vented</li> <li>† Tempered glass in areas required by code</li> </ul>	<ul style="list-style-type: none"> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> </ul>
<b>EXTERIOR DOORS</b>	<ul style="list-style-type: none"> <li>† Insulated metal entry doors and sidelights per plans- optional materials, styles &amp; glass available</li> <li>† Georgian style locks, bright or antique brass standard</li> <li>† Entrance handlesets and deadbolts optional</li> <li>† All other style locksets optional</li> <li>† Clad door frames in colors to match windows optional</li> </ul>	<ul style="list-style-type: none"> <li>† Insulated metal entry doors and sidelights per plans- optional materials, styles &amp; glass available</li> <li>† Georgian style locks, bright or antique brass standard</li> <li>† Entrance handlesets and deadbolts optional</li> <li>† All other style locksets optional</li> <li>† Clad door frames in colors to match windows optional</li> </ul>	<ul style="list-style-type: none"> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> </ul>
<b>SIDING</b>	<ul style="list-style-type: none"> <li>† Silhouette Vinyl siding: triple 3",double 4" and 5" dutchlap in choice of colors &amp; styles optional. J-blocks at light fixtures included.</li> <li>† Other siding choices include; fiber cement, beveled cedar, and spruce log siding</li> <li>† Shutters, louvers, trim boards, etc. included per plans</li> <li>† Primed pine columns &amp; railings per plan; cedar optional</li> <li>† Treated wood decking, shipped loose is optional</li> </ul>	<ul style="list-style-type: none"> <li>† Silhouette Vinyl siding: triple 3",double 4" and 5" dutchlap in choice of colors &amp; styles optional. J-blocks at light fixtures included.</li> <li>† Other siding choices include; fiber cement, beveled cedar, and spruce log siding</li> <li>† Shutters, louvers, trim boards, etc. included per plans</li> <li>† Primed pine columns &amp; railings per plan; cedar optional</li> <li>† Treated wood decking, shipped loose is optional</li> </ul>	<ul style="list-style-type: none"> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> </ul>

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<b>INTERIOR TRIM, DOORS &amp; OPEN RAILINGS</b>	<ul style="list-style-type: none"> <li>† Unfinished colonial oak trim &amp; flush oak doors standard</li> <li>† Other oak, maple, or primed poplar trim in various profiles optional</li> <li>† Unfinished oak, maple, or poplar doors; flush, raised panel or flat panel in choice of styles optional</li> <li>† Primed hardboard raised panel doors; smooth or textured finish in choice of styles optional</li> <li>† Optional prefinishing of trim &amp; doors in light, medium or natural stains</li> <li>† Traditional oak open railings, knocked down or half wall per plans</li> <li>† Contemporary oak rails are standard on Holiday Homes, Traditional or Classic is optional</li> </ul>	<ul style="list-style-type: none"> <li>† Woodgrain finish colonial Imperial trim &amp; flush Imperial doors standard</li> <li>† Other oak, maple, or primed poplar trim in various profiles optional</li> <li>† Unfinished oak, maple, or poplar doors; flush, raised panel or flat panel in choice of styles optional</li> <li>† Primed hardboard raised panel doors; smooth or textured finish in choice of styles optional</li> <li>† Optional prefinishing of trim &amp; doors in light, medium or natural stains</li> <li>† Traditional oak railings, K.D., or half-wall per plan or half wall per plans</li> <li>† Contemporary or Classic oak rails are optional</li> </ul>	<ul style="list-style-type: none"> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> </ul>
<b>CABINETS &amp; COUNTERTOPS</b>	<ul style="list-style-type: none"> <li>† Millbridge cabinets are standard per plan- Other styles, species and colors optional</li> <li>† Spring Valley Oak std on New Am. Dream (TS70-TS95)</li> <li>† Triple cove laminated countertops standard</li> <li>† Stainless steel or Cast Iron kitchen sink is optional</li> <li>† Faucet upgrades are optional</li> <li>† Colored range hood standard; deluxe models, in colored or stainless steel finish optional</li> </ul>	<ul style="list-style-type: none"> <li>† Northport cabinets are standard per plan- Other styles, species and colors optional</li> <li>† Triple cove laminated countertops standard</li> <li>† Stainless steel or Cast Iron kitchen sink is optional</li> <li>† Faucet upgrades are optional</li> <li>† Colored range hood standard; deluxe models, in colored or stainless steel finish optional</li> </ul>	<ul style="list-style-type: none"> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> </ul>
<b>FLOORING</b>	<ul style="list-style-type: none"> <li>† Floor coverings by Builder</li> <li>† Hardwood flooring (shipped loose) is optional</li> </ul>	<ul style="list-style-type: none"> <li>† Floor coverings by Builder</li> <li>† Hardwood flooring (shipped loose) is optional</li> </ul>	<ul style="list-style-type: none"> <li>†</li> <li>†</li> </ul>
<b>PLUMBING &amp; RELATED ITEMS</b>	<ul style="list-style-type: none"> <li>† Bath vanities &amp; washer/dryer cabinets match kitchen</li> <li>† Triple cove laminate plastic countertops standard</li> <li>† One piece cultured marble lavatory/top is optional</li> <li>† All bathroom fixtures, faucets and accessories are optional per plans</li> <li>† Brass bath accessories, deluxe medicine cabinets, insulated water closets, cast iron tub, whirlpool tubs, upgraded tubs, faucets and upgrades are optional</li> </ul>	<ul style="list-style-type: none"> <li>† Bath vanities &amp; washer/dryer cabinets match kitchen</li> <li>† Triple cove laminate plastic countertops standard</li> <li>† One piece cultured marble lavatory/top is optional</li> <li>† All bathroom fixtures, faucets and accessories are optional per plans</li> <li>† Brass bath accessories, deluxe medicine cabinets, insulated water closets, cast iron tub, whirlpool tubs, upgraded tubs, faucets and upgrades are optional</li> </ul>	<ul style="list-style-type: none"> <li>†</li> <li>†</li> <li>†</li> <li>†</li> <li>†</li> </ul>

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<b><i>ELECTRICAL &amp; RELATED ITEMS</i></b>	<ul style="list-style-type: none"> <li>† Classic, Traditional, &amp; Luxury light fixture packages are optional</li> <li>† Ceiling fans and light kits are optional</li> <li>† Bedroom ceiling lights optional</li> <li>† Service entrance panel by builder</li> </ul>	<ul style="list-style-type: none"> <li>† Classic, Traditional, &amp; Luxury light fixture packages are optional</li> <li>† Ceiling fans and light kits are optional</li> <li>† Bedroom ceiling lights optional</li> <li>† Service entrance panel by builder</li> </ul>	<ul style="list-style-type: none"> <li>†</li> <li>†</li> <li>†</li> <li>†</li> </ul>
<b><i>OTHER</i></b>	<ul style="list-style-type: none"> <li>† All footage additions are optional per contract</li> <li>† Fireplace chases shown on plans are included</li> </ul>	<ul style="list-style-type: none"> <li>† All footage additions are optional per contract</li> <li>† Fireplace chases shown on plans are included</li> </ul>	<ul style="list-style-type: none"> <li>†</li> <li>†</li> </ul>

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CUSTOM COLLECTION/CUSTOM DESIGNS
2x10 floor joists @ 16" o.c. 3/4" (23/32") OSB T & G floor decking standard 3/4" plywood T & G floor decking optional Metal or wood floor bridging optional I-joist floor systems optional Wood basement beam & posts optional
2x6 studs 16" o.c. w/ 3/8" OSB sheathing  Optional 2x4 studs 16" o.c. Optional 1" p.i. energy sheathing Insulation, vapor barrier & wiring by builder Receptacles, switches & covers by builder 1/2" gypsum wallboard & finish by builder House-garage wall 5/8" type "X" gypsum on garage side by builder 8' 1-1/8" wall height Primed pine garage door frame standard; cedar or clad frame optional Overhead garage door(s) by builder Tyvek Housewrap Standard
2x4 studs 16" o.c. Wiring, switches, receptacles, & covers by builder 1/2" gypsum wallboard & finish by builder
Closed bsmnt stair - routed stringer with particle board tread & OSB riser standard Open basement & first to second floor -notched stringer with oak skirtboard, particle board tread & OSB riser
Engineered roof trusses 24" o.c.-energy heel standard (15/32") OSB sheathing standard; 19/32" optional Basic set includes setting of trusses, installation of sheathing, sub-fascia & drywall blocking Vaulted ceiling included per plans; optional elsewhere 12" rake overhang; 16" or 24" eave overhang per plan Roof pitch as shown on plans

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CUSTOM COLLECTION/CUSTOM DESIGNS
Vented aluminum soffit/fascia is standard; rough-sawn is optional One layer of R-19 Kraft-faced insulation shipped loose is optional (total R-38 is specified) Additional insulation by builder Ceiling gypsum & finish by builder 15# felt & XT30AR Shingles in choice of colors are standard Horizon shingles, Landmark 30 shingles & Independence shingles are optional Shingle Vent is standard Iceguard is optional
Clad, insulated glass with screens standard Grills in airspace standard per plans; optional other windows Full surround wood grills are optional Optional Low-E glass Optional combination storm windows with screens Optional windows per contract Optional skylights, fixed or vented Tempered glass in areas required by code
Insulated metal entry doors and sidelights per plans- optional materials, styles & glass available Georgian style locks, bright or antique brass standard Entrance handlesets and deadbolts optional All other style locksets optional Clad door frames in colors to match windows optional
Silhouette Vinyl siding: triple 3",double 4" and 5" dutchlap in choice of colors & styles optional. J-blocks at light fixtures included. Other siding choices include; fiber cement, beveled cedar, and spruce log siding Shutters, louvers, trim boards, etc. included per plans Primed pine columns & railings per plan; cedar optional Treated wood decking, shipped loose is optional

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<b>CUSTOM COLLECTION/CUSTOM DESIGNS</b>
Unfinished custom colonial oak trim & flush oak doors standard Other oak, maple, or primed poplar trim in various profiles optional Unfinished oak, maple, or poplar doors; flush, raised panel or flat panel in choice of styles optional Primed hardboard raised panel doors; smooth or textured finish in choice of styles optional Optional prefinishing of trim & doors in light, medium or natural stains Traditional oak railings, K.D., or half-wall per plan or half wall per plans Contemporary or Classic oak rails are optional
Seneca Ridge Oak Square cabinets are standard per plan- Other styles, species and colors optional  Triple cove laminated countertops standard Stainless steel or Cast Iron kitchen sink is optional Faucet upgrades are optional Colored range hood standard; deluxe models, in colored or stainless steel finish optional
Floor coverings by Builder Hardwood flooring (shipped loose) is optional
Bath vanities & washer/dryer cabinets match kitchen Triple cove laminate plastic countertops standard One piece cultured marble lavatory/top is optional All bathroom fixtures, faucets and accessories are optional per plans Brass bath accessories, deluxe medicine cabinets, insulated water closets, cast iron tub, whirlpool tubs, upgraded tubs, faucets and upgrades are optional

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<b>CUSTOM COLLECTION/CUSTOM DESIGNS</b>
Classic, Traditional, & Luxury light fixture packages are optional Ceiling fans and light kits are optional Bedroom ceiling lights optional Service entrance panel by builder
All footage additions are optional per contract Fireplace chases shown on plans are included