

Features

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Features listed on this website have components that have been site installed by independent contractors and are not necessarily built by PA Homes. Your salesman will assist you in developing a specific architectural elevation to suit your specific needs.

PA Homes Standard Specifications Specifications may vary slightly by manufacturing plant to comply with local building codes or regionally accepted best practice.

FLOOR CONSTRUCTION:

2 x 8 Floor joist - 16"O.C. - or 2 x 10 Floor joist - 16" O.C. depending on width of home

Double rim joist - front and rear

T&G OSB floor decking glued and fastened

Bridging between joist

Flush center beam - formed by double rim joist of two joined floors

EXTERIOR WALLS:

2 x 6 Studs - 16" O.C.

Double 2x 6 top and single bottom plates

8' Wall height (except second floor of Salt Box)

7/16" Structural OSB sheathing

1/2" Drywall w/smooth finish w/one base coat of latex primer paint/vapor barrier

Double 4" vinyl siding

INTERIOR WALLS:

2 x 4 Interior wall studs - 16" O.C.

Single 2 x 4 top and bottom plates

Marriage Walls - 2 x 3 or 2 x 4 - 16" O.C. w/sheathing

1/2" Drywall w/smooth finish w/one base coat of latex primer paint

ROOF & CEILING:

5/12 Roof Pitch (Ranch & Two Story models)

Roof trusses - 24" O.C.

7/16" Structural OSB roof decking
Ply-dry shingle underlayment
25-Year roof shingles
Continuous ridge ventilation system
Vented soffit system
Metal fascia and gable rakes
Metal drip edge for all roof edges
12" Eave extension - 26 wide
16" Eave extension - 28 wide
10" Eave extension - 30 wide
12" Gable end rake extension
Ceiling drywall w/one base coat of latex primer paint/vapor barrier

INSULATION:

Exterior walls - R- 19 fiberglass batts
Ceiling - blown cellulose insulation R-30 or R-40 depending on model and region

EXTERIOR DOORS & WINDOWS:

Insulated steel six-panel exterior door w/metal threshold and key-in-knob lock set
Dead bolt lock at front & rear doors
Vinyl windows with removable tilt sash, insulated Low E glass, and screens
Specialty doors and windows (per plan)

INTERIOR DOORS & TRIM:

White colonial six-panel interior doors w/matching wood jambs
Bi-fold doors (per plan)
Privacy locks on all bedroom and bath doors - passage sets on all other doors
Door stops on all swing doors
Pre-finished white wood baseboard, door and window casing to match door color
White epoxy coated ventilated wire closet shelving w/integrated rod - single shelf in bedroom

closets - four shelves per linen closet

FLOOR COVERING:

Vinyl floor covering for kitchen, baths, laundry, and utility rooms

1/4" Floor vinyl underlayment

Foyer vinyl

KITCHEN:

Solid oak framed KCMA certified kitchen cabinets w/solid oak raised panel doors

Tip out trays at kitchen sink

Drawer over door base cabinets

Lazy susan in corner base cabinet (per plan)

Lazy susan in corner overhead cabinets (per plan)

Pull-out center shelf in most base cabinets

Pantry cabinet - per plan

High pressure laminate countertops & self-edge w/4" backsplash

Double bowl stainless steel kitchen sink

Single lever faucet w/spray

Lighted Range hood

Separate light over kitchen sink

NOTE: Appliances are optional

BATHS:

60" One-piece fiberglass tub in primary bath (tub type may vary per plan)

Single lever faucets in tubs/showers w/anti-scald device

Oak bath vanity cabinet to match kitchen cabinets

High pressure laminate vanity tops w/4" backsplash

Round porcelainized steel lavatory

Single lever lav faucet

Round vitreous china water saver 1.6 gallon flush stool

Fan/light combination in each bath

Lighted medicine cabinet or mirror over lavatory per plan

Full height linen storage (per plan)

PLUMBING:

Copper water lines stubbed through floor

PVC drain, waste, & vents (DWV) stubbed through floor

Shut-off valves for all fixtures

Washer connection box provided where applicable

ELECTRICAL:

Electrical wiring to NATIONAL ELECTRICAL CODE

200 AMP service w/circuit breakers (per plan)

Ground fault interrupters (GFI) for exterior receptacles, bath, and kitchen appliance circuits

Exterior light at each door

Interior light package: -Dining chandelier for formal dining areas -Fluorescent kitchen ceiling light

Switched bedroom receptacles

Smoke detectors AC/DC as required by code

110 Range receptacle (220 volt optional)

Door chime at front door

HEATING:

Wall mounted floor registers with boots - main floor for forced air heat

Return air chase

Electric baseboard heat for some regions

Thermostat pull wire

CAPE COD ADDITIONAL FEATURES:

12/12 Roof pitch w/12" eave extension

Pre-engineered trusses w/knee walls 24" O.C. serves as floor of upper level

Close-off package for upper level includes: interior door and close-off partitions for on-site installation

23/32" OSB floor decking for center portion of upper level

Heat supply duct to upper level with forced air heating

110 Electrical circuit to junction box for future lights in upper level

Rough-in plumbing for future second level bath

Stair package to upper level includes: primed kickboard and carpet grade treads and risers. Also includes: spindle railing and wall handrails (per plan).

Two 6' Dormers with windows and shutters per plan (optional some areas)

NOTE: Railings shipped loose. Insulation not supplied for second floor ceiling and gable end.

TWO STORY ADDITIONAL FEATURES:

Upper level framing same as lower level construction

Ceiling framing of lower level - 2 x 6 - 24" O.C.

Stair package to upper level includes: primed kickboard and carpet grade treads and risers. - Also includes: spindle railing and wall handrails (per plan).

Railings shipped loose

Plumbing of water lines and DWV is to upper level chase for on-site connection

Heat supply duct to upper level installed w/floor registers with forced air heating

Hanging foyer light for open foyer entry models

SITE-BUILT ATTACHMENTS:

Many exterior attachments as shown on the elevations are materials required to be supplied locally or installed by others at the job site. Such items include: Porches, garages, dormers or gables, sky lights, and other items which may be prohibited from being plant-installed due to shipping restraints or shop limitations.

Many Additional Options Are Available

PA Homes are built to various state building codes which include B.O.C.A., O.B.B.C., U.B.C., and C.A.B.O.

See your salesman to select the options you desire and to verify standard specifications. The information provided here may change without notice and without incurring any obligation due to continuous product improvements. Some items shown may be optional. **Renderings and floor plans are promotional illustrations that approximate size and may depict optional or suggested features that are site-attachments built by others.**