

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 10 Floor joist - 16"O.C.

Double rim joist - front and rear

19/32 T&G OSB floor decking glued and fastened

Solid wood 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)

9' Ceiling height on first floor of 2 story homes except Saltbox

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 - 16" O.C. w/sheathing

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

ROOF & CEILING:

7/12 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
Windwrap on all exterior walls

EXTERIOR DOORS & WINDOWS:

Insulated steel six-panel 36" 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
Raised panel vinyl shutters front elevation only
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 lever locks on all bedroom and bath doors - passage lever sets on all other doors
Door stops on all swing doors
Pre-finished white wood baseboard, door and window casing to match door color

Brushed nickel doorknobs and hinges

Prairie light fixtures

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

“Anchorage” 25 oz carpet w/ 12" rebond pad

KITCHEN:

Solid framed KCMA certified kitchen cabinets w/ raised panel doors oak or maple w/ arched top wall cabinets

Tip out trays at kitchen sink

Drawer over door base cabinets

Lazy susan in corner base cabinet (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

Fire extinguisher

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

Bath vanity cabinet to match kitchen cabinets

High pressure laminate vanity tops w/4" backsplash

Round porcelainized steel lavatory 18"

Single lever lav faucet

Round vitreous china water saver 1.6 gallon flush stool

Fan/light combination in each bath 70-100 cfm

Beveled edge mirror w/light over lavatory per plan

Full height linen storage (per plan)

PLUMBING:

Copper or PEX 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

3" Radon vent

2" future vent basement models

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

4 recessed can lights in kitchen

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

Switched bedroom receptacles

Smoke detectors AC/DC as required by code

Carbon monoxide detector

110 Range receptacle (220 volt optional)

Door chime at front door

HEATING:

Hot water baseboard heat subbed through floor

OR

Electric baseboard heat

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).

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.**