



Classic Series Standard Specifications

Effective 2-1-19

FLOORS

- 2x10 Floor Joists @ 16" o.c. with Dimensional Lumber Marriage Wall Rails and Solid Bridging
- 3/4" Tongue & Groove OSB Floor Decking, Glued and Nailed
- Shaw Macramé Carpets with 7/16" 8lb. Pad and Tack Strip in Living Areas, Bedrooms, Stairs, Hallways, also Dining Areas when Applicable
- Vinyl Flooring at all Kitchen, Baths, Utility and Foyer Areas

EXTERIOR & MARRIAGE WALLS

- 2x6 SPF #2 Exterior Wall Studs at 24" o.c.
- 2x4 SPF#2 Mate Wall Studs at 16" o.c. with Partial Marriage Wall Sheathing W/ 6 Mill Plastic Wrap
- R-21 Fiberglass Exterior Wall Insulation
- 7/16" OSB Sheathing on All Exterior Walls
- 8' Sidewall Height
- Georgia Pacific Vision Pro Lifetime Warranted 4/4 Vinyl Siding with Matching Corners
- Building Wrap at All Exterior Walls

ROOFS

- 7/12 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 – Includes 3/4" Floor Decking
 - See Price List for Special Roof Pitches applicable to certain models
- 9 1/2" Eave Overhangs on all Models
- 12" Gable Overhangs on all Ranch, Cape, and 2-story 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 HD Batt under 2nd Floor Decking
- Top Flips are Shingled on 9/12 and 12/12 Roof Configurations (when applicable)
- 30-year Architectural Shingles with Synthetic Underlayment Paper
- 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

- Therma-Tru 6-Panel 3/0 Fiberglass Front Door with Rot Resistant Jamb and Kwikset Brushed Nickel Knob with a Deadbolt
- Therma-Tru 6-Panel 3/0 Fiberglass Rear Door with Rot Resistant Jamb and Kwikset Brushed Nickel Knob
- Silverline All Vinyl Low E Double Hung Windows with GBG and Full Screens
- Clear Silverline All Vinyl Low E Slider 6/0 x 6/8 with Screen (Where shown on plan) - GBG's optional
- All 9/12 and 12/12 Roof Configurations include One 3046 Window for Each Gable End Panel
- All Triple-wide 7/12 Roof Configurations include Two 3046 Windows for Each Gable End Panel



Classic Series Standard Specifications

Effective 2-1-19

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
- All Walls and Ceilings Finished with 2 Coats of White Vapor Barrier Primer Paint
- Carpet Grade Stairs with White Skirt Board (where applicable)

INTERIOR DOORS & MOLDINGS

- 2-Panel White Smooth Finish Interior Doors with Kwikset Brushed Nickel Knob Hardware and (3) Door Hinges
- White Door Jambs and Stops
- Painted White Pine Trim Package
 - 2-1/4" Window and Door Casing
 - 3-1/4" Mitered Base Molding
- Windows include Painted White Pine Window Sills
- All Dropped Headers will be Drywall Wrapped

KITCHENS

- Merillat Classic Portrait Square Maple Stained Cabinetry
- 6" Stainless Steel Rod Cabinet Hardware
- Soft Close Drawers and Doors
- Dovetail Drawer Boxes with Full Extension Drawer Glides
- Tilt-Out Sink Trays at Sink Base Cabinet (where applicable)
- Adjustable Shelves in Base Cabinets
- Adjustable Shelves in Wall Cabinets
- No Cabinet Pull Hardware
- Drawer over Door Base Cabinet Design
- One 3-Drawer Drawer Bank Per Kitchen
- Merillat Crown Molding at Cabinets
- WilsonArt Crescent Edge Countertops with Full Subway Tile Backsplash
- Broan (Back OR White) Range Hoods Vented to Exterior (where applicable)
- Kohler Coralais Chrome Single Lever Faucet with Sprayer
- 8" Deep Double Bowl Stainless Steel Sink

BATHS

- Merillat Classic Portrait Square Maple Stained Kitchen Height Vanity Base
- 36" and Larger Vanity Base Cabinets to have a Drawer Bank
- China Drop in Lavatory Bowls
- WilsonArt Crescent Edge Countertops with Tile Backsplash
- Kohler Coralais 2 Handle Chrome Lavatory Faucets
- Beveled Edge Mirror with Nickel Finish Vanity Light (24" for Vanity cabinets 36" and less // 36" for Vanity cabinets larger than 36")
- 60" Fiberglass One-Piece Tub/Shower Units with Pressure Sensitive Heat Diverter and Kohler Coralais Faucet
- Elongated Commode
- Whole House Fan located in Hall Bath
- Bath Fan/Light Combination Switched Separately in all other Bathrooms



Classic Series Standard Specifications

Effective 2-1-19

ELECTRICAL SYSTEM

- 200 Amp 40 Space Service Panel
- Brushed Nickel Ceiling Light Package including Bedroom Ceiling Lights
- (5) 4" LED Recessed Light in Kitchen
- (4) 4" LED Recessed Lights in Dining Room
- 4" LED Recessed Lights in Hall and Utility Rooms
- JB Prepped for Fan at Living Room
- USB charging port at Kitchen
- Brushed Nickel Exterior Light at Each Door
- AC/DC Smoke Detectors Per Code
- Toggle Switches and Duplex Receptacles
- GFI Receptacles Per Code
- 2 Outside GFI Receptacles (one at front and one at rear)
- Dryer Receptacle and Recessed Vent

HEATING SYSTEM

- Boots / Registers Stubbed
- Other Heating System Components 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
- Other Plumbing System Components Are Optional

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 customers' 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.*