



## ***Building A Better Home...***

### **Austin Hunt Building Specifications**

#### **Building Configuration and Floor System**

**Floor Joist:**

12'6" Wide Units - 2x8 - 16"OC unless noted (LTD Only/LTD Time)

13'4" Wide Units - 2x10 - 16"OC unless noted

14'10" Wide Units - 2x10 - 16"OC unless noted

**Subfloor:**

23"x32" T&G OSB

#### **Floor Finish**

**Floor (Carpet) :**

15oz. Carpet Shipped Loose with High Density Rebond Pad.

**Floor (Non-Carpet Areas):**

Shaw Resilient Stratton Brook (7 Mil Wear Layer)

#### **Walls - Exterior and Interior**

**Exterior Walls:**

2"x4" @ 16"OC unless noted with Single 2"x4" Bottom Plate and Double 2"x4" Top Plate

**Interior Walls:**

2"x3" @ 24"OC unless noted

**Mate Walls:**

2"x3" Studs (25' wide)

**Ceiling Height:**

8'0"

#### **Wall Sheathing - Exterior and Mate Wall**

**Exterior Walls:**

7/16" OSB

**Mate Walls:**

7/16" OSB (Partial)

**House Wrap:**

House Wrap Standard on all Exterior Walls

#### **Roof/Ceiling Systems and Finish**

**Roof Framing:**

Roof Framing will vary per Engineered Truss (24"OC Min)

**Roof Pitch:**

5/12 (Ranch - 25' Wide)

5/12 (Ranch - 26'10" Wide)

7/12 Pitch (Ranch 30' Wide)

12/12 Pitch (Bonus Ranch-25' Wide)

10/12 Pitch (Bonus Ranch-26'10" Wide)

10/12 Pitch (Bonus Ranch-30' Wide)

**Gable Extensions:**

12" (nominal) on all Models

**Overhangs:**

12" (nominal) on all Models

**Roof Sheathing:**

7/16 OSB with H-clips

**Roof Finish:**  
**Roof Vent:**  
**2nd Floor Livable (or Storage):**  
**Ceiling Finish:**

IKO Limited Lifetime Arch Shingles w/Underlayment (FORCED OPT)  
Soffit and Ridge Vent Full Length of House  
23/32" T&G OSB  
1/2" High Strength Gypsum with Stipple Finish

### Exterior Siding and Trim

**Siding:**

DL-5 Vinyl Siding (Parkside series)  
Fiber-Cement Facia Board with White Vinyl  
Corners/Trim  
15" Vinyl 2-Panel Shutters on Front Door Side

**Trim:**

**Shutters:**

### Insulation

**Roof:**

**Exterior Walls:**

**Floor:**

R-30 Blown Fiberglass Insulation  
R-13 Batt Fiberglass Insulation  
R-25 Batt Fiberglass Insulation - 12'6" Floor  
R-30 Batt Fiberglass Insulation - 13'4" Floor  
R-30 Batt Fiberglass Insulation - 14'10" Floor

### Plumbing Fixtures and Faucets

**Kitchen Sink:**

33"x22"x8" Stainless Steel Sink - Double Bowl  
Brushed Nickel Dual Lever "Goose Neck" style (No  
Sprayer)

**Standard Kitchen Faucet:**

**Standard Bath Lav Sink:**

20x17 China Lavinette

**Standard Bath Faucet:**

Brushed Nickel Dual Lever

**Standard Toilet Type:**

Non-Elongated Water Saver Closets - Vitreous White  
China

**Water Heater:**

50 Gallon Electric, Energy Saver w/Pan

**Icemaker:**

Std - Hooked Up if Refrigerator is Supplied by HBS

### Plumbing Drain/Waste/Vent and Supply

**Drain/Waste/Vent:**

PVC Schedule 40 Stubbed Through Floor

**Supply:**

PEX Stubbed Through Floor

### Kitchen Cabinets and Bath Lavinettes

**Kitchen Cabinets:**

Flat Panel 30" Overhead Cabinets w/Adjustable Shelves  
Flat Panel 24" Deep Base Cabinets w/Half Depth  
Adjustable Shelf

**Finish:**

Brushed Nickel Knobs and Lazy Susan in most Base  
Corner Cabinets

**Cabinet Crown**

Birch - (Cafe/Tuscany/Espresso)

**Bath Lavinettes:**

Oak - (Tuscany Only)

Nominal 2" Crown Molding

30" High in Master Bath

30" High in Guest Bath

### Countertops - Kitchen and Baths

**Kitchen Countertop:**

High Pressure Laminate w/Self Edge and 4" High Pressure

Laminate Backsplash

**Bath Lav Countertop:**

High Pressure Laminate w/Self Edge and 4" High Pressure

Laminate Backsplash

**Mirror:**

Polished Edge (Non-Beveled)

### **Windows and Doors**

**Windows (Gridless):**

Moss Vinyl, Single Hung, Low-E, White, DP-50 w/Half Screen

**Exterior Doors (per plan):**

Insulated Fiberglass, Primed White, Smooth Finish with Aluminum Threshold and Weather Strip

Standard Front Door - "6 Panel"

Standard Rear Door - "6 Panel"

**Sliding Glass Door (Gridless) - Optional:**

Vinyl Sliding Glass Door with Screen (White)

**Door Hardware:**

Brushed Nickel Knob with Separate Dead Bolt

### **Interior Doors and Trim**

**Interior Doors:**

2-Panel Arch-Top Swing Doors with Semi-Gloss White Paint and Mortised

Brushed Nickel Hinges (3 Hinges per Door)

**Interior Door Hardware:**

Round "Knob-Style" - Brushed Nickel Finish

3" Base T/O (Except in Cabinet Areas) - Caulked and Painted

**Interior Trim (MDF):**

Painted

2 1/4" Window and Door Casing - Caulked and Painted

2 1/2" Crown T/O - Caulked and Painted

### **Interior Finish:**

**Walls:**

1/2" Gypsum Board with Factory Finish and One Coat of Latex

Flat Wall Paint/Primer, Taped Corners

**Shelving:**

Vinyl coated vented wire shelving w/hangers

**Wall Paint:**

Shell White Walls and Ceiling or Kilm Beige Walls with Shell White

**Shelving:**

Ceiling

Vinyl coated vented wire shelving w/hangers

### **Electrical and Lighting**

**Service and Wiring:**

200 amp main panel Box (Panel Box to fit factory wiring only)

Wiring per Code

**Lighting (Bulbs by Others):**

Bedrooms/Living Areas/Breakfast Nook/Foyer - 2 Bulb  
Brushed Nickel Pan Light  
Hallways/Utility Room/Closets - 1 Bulb Brushed Nickel  
Pan Light  
Dining Room - 2-Bulb Pan Light  
Pendant Lights (Optional) - 1 Bulb Brushed Nickel  
Pendant  
Vanity Lights - (1) 2 Bulb Tulip Light w/Frosted Globe  
over each Lavy  
Exterior Front Door Light - Black "Torch Style"  
Exterior Rear Door Light - Black "Jelly Jar"

**Appliances**

Standard Range  
Standard Refrigerator  
Standard Dishwasher  
Range Hoodfan

30" Coil Top Range - Non-Self Cleaning (White)  
18' Refer - White  
None  
30" Recirculating (White) Hoodfan w/Light