



Tidal Homes LLC

Standard Building Specifications

CONSTRUCTION

- 2x10 floor joists @ 16" o.c. (12" o.c. for 15'9" wide modules is recommended)
- Southern yellow pine (SYP) double perimeter band joists
- 3/4" tongue and groove O.S.B. floor sheathing, glued and nailed
- 7/12 non-storage rafters @ 16" o.c.
- 7/16" O.S.B. roof sheathing
- Shingle-over ridge vent (full ridge standard for proper venting)
- 10" eave and gable overhangs
- 8'0" ceiling height
- 5/8" type "X" ceiling gypsum board
- 2x6 exterior wall studs @ 16" o.c.
- 7/16" O.S.B. exterior wall sheathing
- 2x4 interior wall studs @ 16" o.c. (2x6 plumbing walls)
- 2x3 mating wall studs @ 16" o.c. with non-structural sheathing (2x4 as required)
- 1/2" wall gypsum glued & screwed on all walls, with additional foam adhesive applied on bearing walls

INSULATION

- R-38 fiberglass ceiling insulation with vapor barrier
- R-21 high density fiberglass exterior wall insulation with vapor barrier
- Wind barrier house wrap

PLUMBING AND HEATING

- York Heat pump with wall mounted thermostat. Minimum SEER to County Code.
- 50-gallon electric water heater, shipped loose
- PEX water supply and PVC DWV lines stubbed through floor
- Shut-off valves on all fixtures
- Anti-scald valves on tubs and showers

ELECTRICAL

- 200-amp panelboard with 40 breaker spaces
- Decora style silent rocker switches
- AC/DC smoke detectors and carbon monoxide detectors, per code
- Receptacles with ground fault circuit interrupter (GFCI) protection, per code
- Switched receptacle in Living Room and Bedrooms
- Ceiling lights in Foyer, Kitchen, Hall, Utility, Walk-in Closets, Basement Stairwell, & Attic
- Chandelier in Dining area
- LED -fire rated/water proof surface mount downlight over kitchen sink
- One exterior light at each exterior door
- Satin nickel lighting fixtures
- Door chimes – buttons at front and rear or side door
- Two RG6 television jacks and two CAT-5 telephone jacks

EXTERIOR

- Certainteed Mainstreet vinyl siding in double 4" Clapboard or Dutchlap
- Tamko Heritage 30-year architectural shingles
- 15# shingle underlayment & ice shield installed per code
- Aluminum drip edge and 6" fascia
- Vented vinyl soffit
- Therma-Tru fiberglass 6-panel front door w/ vinyl jambs & brickmould
- Therma-Tru fiberglass half-lite rear door w/ vinyl jambs & brickmould
- 6' vinyl sliding patio door w/ low-e glass (floor plan dictates)
- Plygem/MW Windows LoE3/Argon glass & full screens
- Vinyl Raised Panel or Louvered shutters on front elevation
- Satin nickel locksets & hinges (locksets keyed alike)
- Smooth ceiling finish
- Interior walls/ceilings primed with Painters Edge Flat PE3000017, Shell White
- 6-panel colonial white, hollow core doors with 3 mortised hinges
- Wood colonial trim, painted white, 2-1/4" casing and 3-1/4" base molding
- Window stools with return mitered ends
- Satin nickel locksets and hinges, and matching door stops
- Privacy locksets on bathrooms and master bedroom
- Vinyl-coated metal closet, pantry and linen closet shelving

FLOOR COVERING

- Vinyl sheet flooring in Foyer, Kitchen, Bathrooms and Utility over 1/4" luan underlayment
- Shaw 25 oz. carpet (stain safety treated and FHA certified) over an 8 lb. pad

KITCHEN

- Merillat Spring Valley Square oak cabinets – traditional overlay, recessed panel w/ single roll-out trays in base
- Cabinets (where applicable), soft close action dovetail drawers and soft close action doors
- Crown molding on wall cabinets
- Square edge laminate countertop and backsplash
- 8" deep double bowl stainless steel sink
- Moen SRS kitchen faucet w/ side spray
- 30" range hood - vented to exterior
- 110V receptacle for gas range

BATHROOMS

- Merillat Spring Valley Square oak vanity base cabinets – traditional overlay, recessed panel, soft close action dovetail drawers and soft close action doors (applicable per cabinet design)
- One piece cultured marble vanity top and bowl
- 18" x 24" recessed medicine cabinet with mirrored door and decorative light
- 60" one-piece fiberglass tub/shower combination (also 36", 48", 60" shower or 60" tub – floor plan dictates)
- Elongated low consumption 1.6 gpf toilet
- Moen lavatory faucet in brushed nickel
- Ceiling fan/light combination - vented to exterior

WARRANTY

- Ten year RWC Structural Warranty on factory built portion of home
- One year complete product warranty
- Appliances and HVAC systems are warranted by the manufacturer

ADDITIONAL RAISED-RANCH SPECIFICATIONS

- Recessed entry (floor plan dictates)
- Foyer light
- Landing with vinyl sheet flooring and 1/4" luan, shipped loose
- Stairs up to living area with carpet and pad, shipped loose

ADDITIONAL CAPE SPECIFICATIONS

- 12/12 rafters @ 16" o.c.
- Tongue and groove O.S.B. floor sheathing between knee walls, tacked in place
- 3" PVC waste line and two 3/4" supply lines stubbed to second story
- 3 electrical circuits ran to second story
- Plygem/MW Windows LoE3/Argon glass & full screens
- 36" stairs installed to second story (carpet and pad shipped loose).
- Close-off package (panelized walls, insulation, gypsum board and 30" interior door with trim)

ADDITIONAL TWO STORY SPECIFICATIONS

- 2x6 ceiling joists @ 16" o.c. with double 2x10 perimeter band joists
- 2x4 mating wall studs @ 16" o.c. with structural sheathing
- Fiberglass insulation along exterior perimeter between floor and ceiling
- Second story horizontal plumbing lines ran
- All second story siding shipped loose
- Stairs to second story installed (carpet and pad shipped loose) – floor plan dictates