

# HOUSE STANDARD FEATURES

2 x 10 Floor Joist @ 16" o.c.  
(Traditional Models)

2 x 12 Floor Joist @ 16" o.c.  
(California Models)

¾" OSB T&G Subfloor

2 x 6 Exterior Walls @ 16" o.c.

¾" OSB Sub-Siding on Full  
Perimeter on each Module  
including the Marriage Wall

HomeGuard House wrap

8' High Ceilings

2 x 4 Interior Studs @ 16" o.c.

6/12 Roof Pitch Trusses @ 24"  
o.c. (Ranch & Two Story Plans)

7/12 Roof Pitch Trusses @ 24"  
o.c. (California Series Plans)

10/12 Roof Pitch Trusses @ 24"  
o.c. (Cape Cod Plans – 4/12 Pitch  
Rear of Rockport Model)

7/16" OSB Roof Sheathing

15# Felt Paper Underlayment

30 Year Architectural Shingles

11" Eave Overhangs and 9" Gable  
End Overhangs

R-19 Exterior Wall Insulation

R-38 Ceiling Insulation (Ranch  
and Two Story Plans)

R-30 & R-38 Insulation Ceilings  
(Cape Cod Plans)

½" Finished Drywall on Walls &  
Ceiling w/ White Latex Paint

Andersen White 200 Series Tilt  
Wash Double Hung Windows w/  
H.P. Low E Glass and Screen

Andersen White Gliding Patio  
Door w/ H.P. Low E Glass and  
Screen per plan

Six Panel Solid Steel Insulated  
Exterior Doors \*Some Models  
include Single or Double Sidelites

Alcoa Vinyl Siding & Soffit

Alcoa Vinyl Shutters on Front  
Windows per plan

Aluminum Continuous Gutters  
and Downspouts

Hollow Core Birch Interior Doors

Poplar Stained Interior Trim and  
Window Sills (Honey Finish)

Kwikset Brushed Nickel Locksets

Homestead Oakridge Kitchen  
Cabinets w/Laminate Countertop

8" Deep Double Bowl Stainless  
Steel Sink in Kitchen

Delta Single Level Faucet with  
Spray with Kitchen Sink

Range Hood (White Vented or  
Ductless per plan)

Homestead Oakridge Bathroom  
Vanities

Laminate Vanity Countertop with  
White Ceramic Bowl

Delta Chrome Single Level Faucets

Oak Medicine Cabinet or Mirror w/  
Brushed Nickel Light (per plan)

Lasco White Fiberglass  
Tub/Shower Unit

NAFCO Vinyl Tile Flooring in Entry,  
Kitchen, Baths, & Utility Room

Shaw 30oz to 38oz Carpeting with  
6# Padding in Living Room, Dining  
Room, Bedrooms & Halls

Vented Shelving in Closets

Plumb-Pex Water Line System

PVC Sanitary Lines

Plumbing Hook-ups for Washer in  
Utility Room

50 Gallon Electric Hot Water  
Heater

Frost Proof Outside Hose Bib (2)

Plumbing and Vent Connections of  
Modular Units

200 AMP Electric Panel located per  
plan

200 AMP Meter Base Mounted for  
Underground Service

Smoke Alarms wired in Bedrooms

Door Chime – Wireless

Brushed Nickel Interior and  
Exterior Light Fixtures

Prep for Paddle Fan in Dining  
Room and Bedrooms for 35#  
Capacity (Fan NOT Included)

Recess Can Lights in Kitchen

Fan/Light Combination in all  
Baths

Exterior Weatherproof Electric  
Outlets in Front and Rear of  
Home

220 Volt Outlet for Dryer in  
Utility Room

Two Wired Phone Boxes Only

Electric Hot Forced Furnace with  
13 Seer Heat Pump (Central Air)

Toe Kick or Wall Registers in  
Baths, Kitchen and Utility Room

## **Grandview, Waverly, and Malibu Models Only**

8/12 Front Roof Pitch w/ 4/12  
Rear Roof Pitch @ 24" Trusses

Attic Storage Area w/ ¾" OSB  
T&G Subfloor with Pull Down  
Stairs

R-30 Ceiling Insulation under  
Storage Area

## **Two Story Plans Only**

2 x 6 Ceiling Joists @ 24" o.c. in  
First Floor Ceiling

Pre-Wire for TV and Phone in  
Second Floor Only

## **Chalet Plans Only**

1 x 6 Tongue and Groove Pine  
Board in Great Room  
(Unfinished)

Great Room Beams Wrapped in  
Pine Boards (Unfinished)

R-30 Insulation in Vaulted  
Ceiling – 3 ½" Fiberglass Batt  
and 2 ¼" Thermax Insulation

Indirect Fluorescent Lighting in  
Great Room

Allowance for Great Room Light  
Fixture

## CRAWL SPACE FOUNDATION

16" X 8" Poured 3000# Concrete Footing

3 Courses 8" Hollow Core Block

1 Course 8" Termite Block

30" x 30" x 8" Center Support Pads w/ 16" x 16" Block Piers

Slotted Footer Tile around Interior Footer and Run Into Plastic Sump Pit Liner

Sump Pump or 30' Gravity Drain Outlet Tile

Damproofing on Exterior of Block to Approximate Grade

2"-4" Pea Gravel in Interior of Foundation w/ Vapor Barrier

Galv. Anchor Straps Approximately 4' on Center

2 x 6 Pressure Treated Sill Plate with Foam Sill Sealer

Min 1" Rigid Foam Insulation Board on Interior of Block Wall

Excavation, Backfill, and Rough Grade of Disturbed Area

Pressure Treated Exterior Steps at Each Exterior Door per plan

## BASEMENT FOUNDATION

16" X 8" Poured 3000# Concrete Footing with Rebar

8" x 8' Poured 3500# Concrete Walls with Rebar

Damproofing on Exterior Walls to Approx Grade (10 Year Warranty)

4" Poured 4000# Concrete Floor over Approx, 4" Gravel Fill, Fiber Mesh and Plastic Vapor Barrier

Slotted Footer Tile around Interior and Exterior of Footer, covered with Gravel and Sump Pit Liner or 30' Gravity Tile Outlet

Galv. Anchor Straps Approximately 4' on Center

2 x 6 Pressure Treated Sill Plate with Foam Sill Sealer

2 - Basement Vinyl Windows with Area Wells as Needed

Steel Basement Post per plan

Open Rise Basement Stairs with Hand Railing

Excavation, Backfill, and Rough Grade of Disturbed Area

Pressure Treated Exterior Steps at Each Exterior Door per plan

## GARAGE SPECIFICATIONS

### FOUNDATION:

Block Foundation – 4 Courses of Block w/ 16" x 8" Poured Concrete Footer

Poured Foundation – 3' High Poured Concrete Wall w/ 16" x 8" Poured Concrete Footer

4" Poured 4000# Concrete Floor over Gravel Fill w/ Control Joints as Needed.

Garage Foundation per Contract

### STRUCTURE:

2 X 4 Stud Walls @ 16" o.c.

Double Top Plate and Single Pressure Treated Bottom Plate

7/16" OSB Exterior Sheathing

6/12 Roof Trusses @ 24" o.c.

7/16" OSB Roof Sheathing

Laminated Garage Door Header on 16' Overhead Door

Double 2 x 12 Garage Door Header on 9' Overhead Door

30 Year Architectural Shingles with 15# Felt Paper

Alcoa Vinyl Siding and Soffit

Aluminum Continuous Gutters and Downspouts

Steel Insulated Overhead Door

½" Drywall on House Wall and Ceiling Only (Fire Taped Joints)

2/8 Six Panel Solid Steel Insulated Service Door

Exterior Light Fixtures at Garage Door and Service Door

Electrical Outlet for Garage Door Opener

## PORCH SPECIFICATIONS

### FOUNDATION:

Block Foundation – 4 Courses of Block w/ 16" x 8" Poured Concrete Footer

Poured Foundation – 3' High Poured Concrete Wall w/ 16" x 8" Poured Concrete Footer

5" Poured 4000# Concrete Slab over Gravel Fill w/ Control Joints as Needed.

Porch Foundation per Contract

### STRUCTURE:

Porch Roof Structure either Rafters or Roof Trusses per Type of Porch

Siding and Soffit Material to Match House Colors

5" x 5" Structural Vinyl Support Posts (Vinyl Railings Optional)

\*Varies Sizes and Styles of Porches can be Built on Different Floor Plans



Unibilt Homes Provides a Wide Range of Garages, Porches, Family Rooms, and Breezeways in Different Styles and Sizes. We will Gladly Provide a Price Quote for Your Particular Needs.