



Since



1974

1. Structural

- ✓ Floor Framing: 2x10 Select Structure Floor Joists. The floor deck is constructed using a 7/16" OSB sub-floor glued and stapled to joists. A 5/8" **Underlayment grade** plywood is then glued and nailed to sub-floor and joists creating a double-layered 1 1/16" floor deck. [See note #1](#)
- ✓ Exterior Wall: Standard **2x6 construction**.
- ✓ Roof: 4/12 pitch engineered trusses, 1/2" OSB roof deck.

2. Insulation

- ✓ Exterior wall: 5/8" Dow insulation board combined with R-21 high density fiberglass insulation delivers an insulation value of R-27. [See note #2](#)
- ✓ R-50 ceiling insulation - blown cellulose.

3. Ventilation

- ✓ VanEE air exchanger with Heat Recovery, Standard in all houses. [See note #3](#)
- ✓ 60 CFM vented bath fan. Range hood venting.

4. Exterior

- ✓ Siding: Double 4" lap vinyl siding .044" applied over premium grade house wrap.
- ✓ Windows: Aluminum clad slide-bys and double hung windows. Pre-finished wood interior.
- ✓ Exterior doors: Insulated steel, primed white slab and jamb.
- ✓ Shingles: 245#, 30-year Algae resistant, self-sealing fiberglass shingles. 2 rows of ice and water protection applied at eaves. Ridge Vent.
- ✓ Soffit: Pre-finished aluminum, vented at eaves and gables. 21" overhang.

5. Interior Details – 1/2" drywall glued (where possible) and screwed to eliminate drywall cracks.

- ✓ Interior Doors: Pre-finished embossed Masonite.
- ✓ Interior Trim: Pre-finished Solid Oak.
- ✓ Cabinets: Solid Oak fronts in kitchen and bath areas. Roll-out tray in kitchen base cabinets.
- ✓ Counter Top: Triple cove laminated tops.

6. Plumbing

- ✓ Rough Plumbing. All supply lines and venting are stubbed through floor deck for onsite plumbing finish.
- ✓ Bathtubs and Showers: White fiberglass with installed pressure balance valve, faucet and shower rod.
- ✓ Toilet: White, Toto® 1.6 gallon water saver with "soft-close" seat.
- ✓ Kitchen Sink: Stainless steel sink with faucet and spray installed

7. Electrical – 200 amp pre-wired service

- ✓ Devices and Fixtures: UL listed fixtures, receptacle, and switches. Carbon Monoxide / smoke detectors.
- ✓ GFCI protected receptacle located in kitchens, bathrooms, and exterior locations. (Exterior receptacles not included on raised ranch models)

8. Heating

- ✓ House preparation for forced air onsite heating systems

Thanks for considering Pittsville Homes for your housing needs.

Please contact your local authorized Pittsville Homes Builder for pricing information

NOTE #1 By using a double layered floor systems we are able to stagger joints within the floor deck, eliminating the possibility for squeaking while at the same time providing a stiffer, more solid alternative to single layer floor systems.

NOTE #2 Our wall system is unique to the industry in the fact that we combine Dow 5/8" Super Tuff-R insulation board (R-value 4.1) and high performance fiberglass insulation (R-21) to deliver a wall system with an overall R-value of 27. Not only does the Super Tuff-R add energy savings but it also serves to thermally break the conductive nature of the wall stud, meaning no cold spots. Please ask a Pittsville Homes Representative or your builder about the energy saving solution.

NOTE #3 For more than 25 years, Pittsville Homes and Venmar have been on the leading edge of new home air quality. Venmar Air Exchangers employ advanced technology to efficiently expel excess humidity, reduce indoor air pollutants, and bring a continuous supply of fresh outdoor air into your home. Pittsville Homes Inc uses the Constructo 1.5 HRV (heat recovery ventilator). With a heat recovery system, the stale, warm air from inside your house meets the cool fresh air pulled from outside in the warming core of the unit. The warming core allows the unit to recover up to 81% of the heat you have already paid for. This not only saves on your monthly heating bill but more importantly prevents potentially harmful air contaminant from reaching your family.

