

Sommerset IRC Modular Standards

GENERAL CONSTRUCTION

- * 16" Overhang
- * Vinyl Siding with 7/16" OSB
- * Vinyl Shutters (front & hitch end)
- * House Wrap
- * 40 lb. Roof Load with 5/12 Pitch
- * Architectural Shingles
- * Dual Pane Vinyl Windows
- * Smart Board Fascia & Vinyl Soffit
- * 36"x 80" Steel Front Door
- * 36"x 80" Steel Rear Door
- * Light At All Exterior Doors
- * 8' Flat Ceiling Throughout
- * R38 Ceiling Insulation
- * R21 Exterior Wall Insulation
- * R21 Perimeter Floor Insulation
- * 2x10 Floor Joists - 16"o.c.
- * 2x10 Double Perimeter Rim Joist
- * Double 2x6 Top Plate & Single 2x6 Bottom Plate
- * Triple 2x6 Window & Door Headers w/ Jack Studs
- * 2x4 - 16" o.c. Interior Walls
- * 2 - Exterior GFI Receptacles
- * 1 - Exterior Frost-Free Faucet
- * Perimeter Floor Mounted Heat Registers
- * ~~In~~-floor Heat Duct Crossovers

INTERIOR

- * Linoleum Entry
- * Denton Carpet w/ Rebond Pad
- * Residential Trim Throughout
- * 80" Flat Interior Passage Doors
- * Mortised Interior Door Hinges
- * Floor Mounted Door Stops
- * 1/2" Drywall On Walls Orange Peel Finish
- * 5/8" Ceiling Drywall With Orange Peel Finish
- * Breakfast Nook/ Morning Room Fixture (per print)
- * Switched Light In Walk-In Closets
- * Smoke Detector(s) - (per print)
- * Carbon Monoxide Detector (per state code)
- * Wire Shelving In Closets
- * Decorative Valance on All Windows
- * Mini-Blinds - All Windows Except Bathrooms

KITCHEN

- * 17 Cubic Foot Frost-Free Refrigerator
- * 30" Gas Range
- * 30" Power Range Hood w/ Light
- * Stainless Steel Double-Bowl Sink
- * MDF Windsor Oak Cabinet Doors & Stiles
- * Center Shelf In Base Cabinets
- * Lined Overhead & Base Cabinets
- * Laminate Backsplash & Oak Edge
- * 30" Overhead Cabinets
- * Drawer Over Door Cabinet Design
- * Choice of Vinyl Flooring
- * Metal Drawer Guides
- * Brushed Nickel Cabinet Door Hinges
- * Receptacles Above Counters are GFI Protected

UTILITY

- * 200 (40/40) Amp Long Box Electric Panel
- * 12-2 Wiring
- * Plumb For Washer and Wire for Dryer
- * 40-Gallon Electric Water Heater
- * 3/4" Main Water Shut-Off Valve
- * Gas Furnace w/ Auto Ignition
- * Digital Thermostat

BATHROOM

- * 60" Tub With 1-Piece Liner (per print)
- * Laminate Backsplash & Oak Edge
- * Light Over Vanity Mirror In Master & Guest Bath
- * Vented Bath Window (most models per print)
- * Bath Vent Fan w/ Light
- * Towel & Tissue Holder
- * Dual Knob Faucets
- * Tub Overflow
- * Acrylic Sink(s)
- * Anti-Scald Faucets On All Tubs and Showers