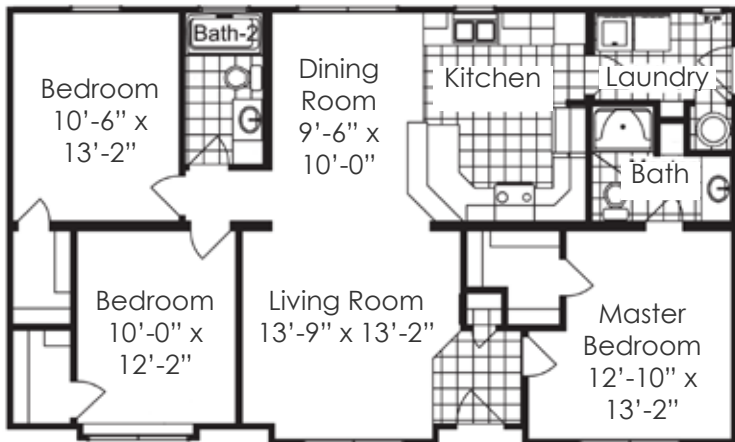


3 BEDROOM
2 BATH



BLUFFTON HOME SERIES

Heated Square Feet
1248

Overall Dimensions
46'-0" x 27'-7"

COST

Starting from
\$160,000s*

HOW TO BUILD

Contact
housinginfo@townofbluffton.com

843-706-4522

NATIONWIDE
Homes

*Pricing is approximate starting price and may change.

OAKDALE

STANDARD SPECIFICATIONS

NATIONWIDE
Homes

STRUCTURAL

- » Exterior Walls: 2"x 4" wall studs, 16" o.c.
- » Interior wall studs, 24" o.c.
- » Single top plates on interior walls
- » Mating Walls: 2"x 3" and/or 2"x4" wall studs, 16" o.c.
- » Floor Joist: 2"x 10", 19.2" o.c. (2"x 8", 16" o.c. for 24' wide models)
- » Subfloor System: ¾" tongue-and- groove OSB
- » Exterior & Gable End Wall Sheathing: 7/16" OSB
- » Roof Pitch: Ranch & 2-Story 7/12 storage truss 24" o.c., Cape 12/12 truss 24" o.c.
- » Roof Sheathing: 7/16" OSB with ply-clips
- » Overhangs: 12" folding
- » Ceiling Height: 8'
- » Gable Extensions: 12" with drip edge

PLUMBING

- » Bath Fixtures: White
- » Tubs and Showers: fiberglass/white
- » Master bath showers to have NO doors
- » Toilets: Elongated, vitreous china
- » Plumbing Supply System: Pex
- » Drain, Waste & Vent System: PVC
- » Water Heater: electric 50-gallon high efficiency
- » Kitchen Sink: 8" deep stainless steel, double bowl
- » Kitchen Faucet: single lever with sprayer
- » Bath Faucets: dual handle with chrome finish
- » Whole house shut of valve located in washer box, supplied and site installed for basement plans

ELECTRICAL

- » Main Electric Panel: 200AMP
- » Smoke Detectors: Per plan
- » Interior Lighting: Wire & brace in living room & bedrooms with 2 switches and light fixtures
- » Recessed Lights: In kitchen, foyer & over shower
- » Wall mounted vanity lighting
- » Phone Jacks: 1 outlet per plan
- » Return Air Grille with plenum and pull wire for thermostat
- » Electric Box: At exterior walls, infiltration sealed
- » Front & Rear exterior receptacles
- » Exhaust Fans: Vented to exterior
- » Wiring: Nonmetallic, 12 gauge min
- » ARC FAULT BREAKERS INCLUDED

EXTERIOR

- » Siding: Vinyl lap with white corner posts
- » Vinyl fascia
- » Roof Shingles: ARCHITECTURAL over 15 lb asphalt felt
- » Ridge ventilation system
- » House Wrap
- » Drip edge
- » Windows: Moss single-hung insulated vinyl with screens.
- » Exterior window treatment at front elevation (as shown on floor plan)
- » Exterior Door: #684 Front door, others as shown on floor plan, with deluxe hardware on front and deadbolts on front & back

INTERIOR FINISH

- » Walls: ½" drywall primed with smooth finish, bone white
- » Ceilings: 1/2" high strength ceiling drywall, taped and SMOOTH FINISH, painted bone white
- » Base Molding: 3 ¼" speed/finished coat
- » Door & Window Casing: 2 ¼" colonial/primed & finished
- » Stairs: Sloped wall w/ painted cap
- » Carpet: 25oz FHA with deluxe 6# padding (shipped loose)
- » Kitchen/Bath/Utility/Foyer Flooring: premium vinyl floor tiles
- » Interior Doors: Six panel hardboard with lever locksets
- » Cabinets: Merillat Sundale flat panel square 30"/36" wall with crown, no furr down
- » Counter Tops: Square edge with 1 row 6" ceramic backsplash
- » Lavinette Mirrors: Pencil edge
- » Shower rods and bath accessories by purchaser
- » Closet Shelving: in all closets and over washer/dryer, ventilated epoxy coated

INSULATION & HEATING/COOLING PREPARATION

- » Floor: NO INSULATION
- » Exterior Walls: R-13 insulation
- » Ceiling: R30 insulation
- » Toe Kick Registers @ kitchen & baths

APPLIANCES

- » Standard Dishwasher
- » NO Range standard
- » Range Hood: Ventless with light & fan
- » All Others Optional