

New Home Specifications

This New Home Specifications Summary provides a general overview of items NSP requires in new home construction. There are additional-specific construction specifications located in NSP Technical Specifications that are required but not listed in the summary below.

All General Contractors are required to review and adhere to NSP Technical Specifications and the details found therein when bidding. The Technical Specifications provides exact details required on an NSP Project and are the details on which all bids are to be based.

Structural:

- Stem wall foundation
- 8' standard ceiling height
- Vaulted ceilings per plan
- 2x4 walls at 16"OC

Exterior:

- 25-year shingles on roof
- 7/16" OSB roof sheathing with clips
- Off-ridge vents for ventilation
- Aluminum fascia and frieze
- Vented vinyl soffit and gable vents per plan
- R30 blown insulation in ceilings
- 7/16" OSB wall sheathing with house wrap
- R13 faced insulation in exterior walls
- Hardi-plank lap siding
- Primer and two coats of paint
- Stucco or brick knee wall per plan
- Exterior receptacles per plan/code
- Exterior lighting per plan/code
- All homes include a professional landscaping package including sod, shrubs and mulch appropriate to lot
- Security Lighting on two corners

Interior:

Walls and doors:

- ½" drywall w/joint compound sanded smooth on all walls
- Knockdown ceilings
- Walls and ceilings painted with primer and two coats of paint (Satin)
- 6-panel steel entry doors
- Decorative insert on front door
- 6-panel molded hollow core interior doors

HVAC, Lighting and Electric:

- Energy efficient AC/heat pump per code with full cage
- Exterior condenser unit on pad with cage
- 200 amp main electrical service
- Door chime at entry
- Hard wired smoke detectors with battery back-up per electrical plan
- Switches/receptacles per code/plan
- Fixtures per plan

Kitchen and Bath:

- CPVC Water lines with exterior shut off
- PVC waste lines
- 30" wall cabinets with matching bases
- V42" vanity length mirror in baths
- Towel bars and paper holders
- Refrigerator with ice maker, dishwasher, garbage disposal and flat top range. Washer and Dryer (Energy Star)

Flooring:

- Carpet in living areas, hall, and bedrooms
- Vinyl in bathrooms, kitchen and foyer
- 3 1/4" Base boards throughout in carpeted areas
- Shoe molding in vinyl areas or as appropriate

Hardware / Accessories / Appliances

- Brushed nickel hardware on all doors
- Deadbolts on all exterior doors
- Ventilated vinyl coated wire shelving in closets
- 2" White Faux blinds