

Epoch Homes General Specifications

The following specifications are for most Epoch Corporation custom residential one and two-family homes. Specifications on all other commercial or multi-family buildings will be supplied on a individual basis.

- All of Epoch Corporation's homes are built to meet or exceed IRC, IBC, BOCA building code, BOCA Plumbing code, BOCA Mechanical Code and the Current National Electrical Code.
- All homes meet local, state and federal codes (FHA, FmHA) that pertain to that structure.
- All Epoch Corporation buildings meet or exceed local, state and federal energy codes. All Epoch Corporation buildings are inspected by a third party, independent inspection agency.

STRUCTURAL SPECIFICATIONS

Floor System

Floor Joists:

- 1st. floor joists - 2 x 8 (24' wide) or 2 x 10 (26' & 28' wide) spruce, pine, fir #2 or equal, at 16" o.c.
- 2nd. floor joists - 2 x 8 (24' & 26' wide) or 2 x 10 (28' wide) spruce, pine, fir #2 or equal, at 16" o.c.

Subfloor

- All floor sheathing is 3/4" tongue & groove plywood, applied using construction adhesive and 2 1/2" screw shank resin coated nails

Bridging

- One row of solid 2x wood bridging per module.

Roofs

Ranches and Colonials:

- Standard 7 / 12 pitch folding fabricated truss, manufactured with approved nail plates; 24" o.c. , includes proper cross bracing.
- 12" eave extensions and 6" gable end overhangs
- Optional 5 / 12, 9 / 12, and specialty pitches, as well as hip roofs and component roof systems upon special request

Capes:

- 12/12 Folding rafter system with 2 x 8 SPF #2 or equal lower rafter and a 2 x 4 SPF #2 or equal upper rafter, 16" o.c.
- 6" eave extensions, 6" gable end overhangs
- Special roof systems such as gambrel, saltbox, full vault cathedral (to collar ties) upon request

Sheathing:

- 5 / 8" (19/32") APA rated plywood sheathing. Stagger joints, stapled with 2" resin coated 16 gauge staples

Shingles:

- Ice & Water Barrier - 1st. 3'-0" of front and rear roof covered with a ice & water barrier.
- 15# Felt Paper - Balance of roof covered with 15# felt paper.
- Drip Edge - 8" galvanized drip on front and rear eaves.
- Shingles - 235#, self sealing, asphalt shingles. Shingles fastened with 1 1/4" resin coated nails.

Ventilation:

- Vented Soffit, full length of module; and either low profile ridge vent at peak or gable end louvers. (Check plans for details)

Insulation

- Ranches or Colonials - 12" R-38 fiberglass batt insulation with vapor barrier towards warm side with trussed roofs.
- Capes, Gambrels and folding rafter roofs - 9" R-30 (with 2 x 10 joist) or 7" R-26 (with 2 x 8 joist) fiberglass batt insulation installed in ceiling system. Balance of insulation required to meet energy codes or customer requirements is supplied and installed by field contractors.
- 2 Story Homes - 1st. floor ceiling has 6" R-19 Fiberglass around perimeter and 3 1/2" R-11 in balance of ceiling for noise control.

Exterior Walls

Walls:

- 2 x 6 studs - spruce, pine, fir - Stud grade or better, 16" o.c., double jack/ stud at all door and windows. Double top plate and single 2 x 6 bottom plate. All spruce, pine, fir #3 or better.

Headers:

- Double 2 x 's with 2 x 3 blocking and insulated, over exterior openings.

Sheathing:

- 1/2" plywood, applied horizontally, glued and stapled with 7/16" x 1 3/4" chisel point resin coated staple. All seams caulked

Drywall and Moisture Barrier:

- 1/2" drywall; glued and screwed / nailed. Joints are taped, spackled, sanded and primed with lead-free and mercury-free paint. Foil backed insulation or foiled backed drywall (factory choice depending on availability) provides a continuous moisture barrier across the face of the studs

Insulation:

- 6" R-19 friction fit fiberglass insulation.

Interior Walls

Walls:

- 2 x 4 studs, spruce, pine, fir stud grade or better, 16" o.c.
- 7'10" or 8' ceiling height depending on plan

Marriage walls:

- Double 2 x 3 studs walls, spruce, pine, fir stud grade or better. 16" o.c. with 3/8" plywood sheathing on each wall.

Drywall:

- 1/2" drywall; glued and screwed / nailed. Joints are taped, spackled, sanded and primed painted using lead-free and mercury-free paint.

Insulation:

- 3 1/2" R-13 friction fit fiberglass insulation in stairways and bath walls.

Siding

- Vinyl siding; 4" double clapboard, various colors

Exterior Doors

- Swing door - Fiberglass insulated doors supplied with Schlage lockset and dead bolt.
- Terrace door - Center hinged, terrace door with low 'E' glass, aluminum / wood sill, screen door, grills.
- Sliding glass door - Wood sliding glass door with low 'E' glass, brass hardware, screen, aluminum sill, meeting stile weather-strip.

Windows

- Andersen Narroline, low 'E' glass, wood framed, vinyl wrapped with removable grills. Full screens on each operable sash or...
- Pella Proline Tilt-out Aluminum clad Low-E Insulshield glass, wood muntin bars. Full screens on each operable sash

Flooring

- Carpet - 100% nylon carpet with stain shield protector 3# rebond carpet. Carpet weight = 43 oz. pile weight; 76 oz. total weight.
- Vinyl - Armstrong cushioned flooring; 80 mill thick with no wax wear surface using interflex installation system.

Interior Doors

- 6-panel hardboard with 3 hinges. Doors are primed and finished with a coat of semi-gloss paint and supplied with Schlage brass passage sets

Interior Moldings

- Casing - 2 1/2" colonial casing Brosco #8710 or equal.
- Baseboard - 3 1/2" colonial baseboard Brosco #8385A or equal.
- Window Sills - All windows have interior trim applied so as to provide a window sill (Approximately 5")
- All trim is primed, then finish painted with semi-gloss lead-free and mercury-free paint.

Stairs and Handrails

- 2nd. Floor - Carpet grade treads and risers installed at the factory

Cabinets, Vanities & Accessories

- Kitchen Cabinets and Vanities - raised panel doors, finished interiors and adjustable shelves, available in oak, hickory, maple or white thermofoil
- Countertops - Plastic laminate, post form 290 wrap countertop, multitude of colors.
- Bath Accessories - Wood medicine cabinet or flush mirror (see plans for specific model); Chrome towel bars, paper holder and shower rod.

Plumbing Fixtures and Fittings

- Sink - Kohler china sink lav., various colors with single lever Moen control valve.
- Water Closet - Kohler 1.5 gallon water saver china toilet. Various colors.
- Bathtub - Kohler one piece fiberglass tub / shower unit, various colors with Moen single lever control, anti-scald valve, 3 GPM shower head.
- Shower - Kohler one piece fiberglass 3' shower or 4' shower with seat(s), various colors with Moen single lever control, anti-scald valve, 3 GPM shower head.
- Kitchen Sink - Moen stainless steel, double bowl sink, with Moen single lever faucet and spray.
- Distribution System - all pipe and fittings are type 'L' copper with sweat joints using "no lead solder"
- DWV - Drain, waste and vent - PVC schedule 40; main stack 3", balance of pipe sizing per code.
- Wire for Disposal - Each home is provided with an outlet and switch for future garbage disposal installation.
- Wire for Dishwasher - Each home is provided with an outlet and wire for future dishwasher installation.

Heating

Forced Hotwater baseboard units stubbed to basement or electric baseboard with individual room thermostats. HVAC chase prep on request.

Electrical

- Wire - All wire is UL approved copper, 12 and 14 gage except for range cable, which is 8-3 copper.
- Panel - 200 amp, 40 position panel and full sized breaker, all UL approved.
- Outlets and Decora Switches - All devices are UL approved.
- Smoke Detectors - UL approved smoke detectors per local and state codes. All detectors are wired in series. This includes the wire that is provided for customer supplied smoke detector located in basement and 2nd. floor of unfinished capes.
- Bath Fan / Light Combination - Standard in each bathroom, vented to the exterior. Light and fan wired to separate switches.
- Chimes - Front and rear door buttons along with chimes in hall.
- Cable TV - All homes are wired for cable TV, 2 outlets, provided standard. (Feeds provided to 2nd. floor where applicable)
- Telephone - All homes are CAT5E wired for telephone, 2 outlets, provided standard. (Feeds provided to 2nd. floor where applicable)
- Attic Light - Each attic area has a porcelain light fixture and switch installed at factory, where possible.
- Exterior Outlets - All exterior outlets are protected by Ground Fault Interrupter and switched, includes water proof cover.
- Bath and Kitchen Outlets are protected by Ground Fault Interrupter breakers or outlets per National Electric Codes.
- Under Cabinet Lighting - Lighting under the upper cabinets per electrical plan (typical is on each side of the kitchen window).
- Night Light - Recessed night light in each hall per plan.
- Thermostat Wire - 18-2 wire located in hall for thermostat for houses with hot water heat (2nd. floor where applicable).

The structural integrity of each Epoch Home is guaranteed for ten years by Bonded Builders Warranty. This warranty becomes effective at the time the home is purchased, or first occupied, and remains in effect for a full ten years even if the home is sold.

Epoch Homes

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