

# Epoch ECO Collection Specifications

*The following specifications are for Epoch's Eco Collection single family homes. Specifications on all other buildings will be supplied on an individual basis. Specifications are subject to change without notice. Please see individual home plans and order for exact materials.*

- All of Epoch Corporation's homes are built to meet or exceed 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 are inspected by a third party, independent inspection agency.\
- All Eco Collection Homes comply with the NAHB Silver rating and Energy Star Specifications with regards to what is accomplished in the factory. The site contractor is responsible to complete items that will allow the homes to qualify for the final rating and to complete the verification, if specified.

## **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**

Truss Roofs:

- Standard 7 / 12 pitch folding fabricated truss, manufactured with approved nail plates; 24" o.c. , includes proper cross bracing.
- 11" eave extensions. 10" gable end overhangs, unless specified different on the specific design
- Optional 5/12 and 9 / 12 pitches, as well as custom pitches upon special request

Folding Rafter Colonials:

- 7/12 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

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, butterfly and shed upon request

Sheathing:

- 7/16" OSB (Oriented Strand Board) sheathing. Stagger joints, stapled with 2" resin coated 16 gauge staples

Shingles:

- Ice & Water Barrier - 1st. 3'-0" of front and rear roof and 3'-0" in on each end are 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 - 30 year, self sealing, architectural fiberglass 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

- Truss Roofs - 12" R-38 fiberglass batt insulation with vapor barrier towards warm side.
- 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-21 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 all exterior openings.

Sheathing:

- 7/16" OSB (Oriented Strand Board), 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 Low VOC paint and caulks. Foil backed foiled backed drywall provides a continuous moisture barrier across the face of the studs

Insulation:

- Icynene foam insulation with 3/4" strapping on the interior face of the stud, providing a 6 1/4" space with minimal thermal transfer. Rigid foam strips are used around openings and at top and bottom plate.

### **Interior Walls**

Walls:

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

Marriage walls:

- Double 2 x 3 studs walls, spruce, pine, fir stud grade or better. 16" o.c. with 7/16" OSB (Oriented Strand Board) on each wall.

Drywall:

- 1/2" drywall; glued and screwed / nailed. Joints are taped, spackled, sanded and primed painted Low VOC paint and caulks.

Insulation:

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

### **Exterior Siding and Trims**

- Vinyl siding; 4" double clapboard, Certainteed "Mainstreet" or equivalent, various colors
- "Koma" (or equal) pre-assembled corner boards, trims at exterior doors, trims at rakes and fascias

### **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 - Vinyl sliding glass door with insulated glass, screen, vinyl sill, white hardware, meeting stile weather-strip.

### **Windows**

- Double hung tilt out vinyl, low maintenance low 'E' glass, Energy Star rated, with screens and grills between the glass, casement windows per plan.

### **Flooring**

- Finish flooring on site by field contractor.

### **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 low VOC paint and caulks.

### **Stairs and Handrails**

- 2nd. Floor -Southern Yellow Pine "Carpet Grade" treads with painted skirts and risers installed at the factory

### **Cabinets, Vanities & Accessories**

- Kitchen Cabinets and Vanities - flat panel oak doors
- 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**

- Bath vanities Kohler china lav with dual handle low flow Moen faucet.
- Water Closet - Kohler dual flush toilet
- Bathtub - Maax Aker one piece fiberglass 5'-0" tub/shower unit with Moen single lever control, anti-scald valve, Moen Eco performance low flow shower head.
- Shower - Maax Aker one piece fiberglass 3', 4' or 5' shower with seat(s) with Moen single lever control, anti-scald valve, Moen Eco performance low flow shower head.
- Kitchen Sink - Moen stainless steel, single bowl sink, with dual handle Moen Low flow faucet and spray.
- Distribution System - Pex tubing.
- DWV - Drain, waste and vent - PVC schedule 40; main stack 3", balance of pipe sizing per code.
- 3/4 HP Badger disposal (optional).
- Wire for Dishwasher - Each home is provided with an outlet and wire for future dishwasher installation.
- 3" radon vent pipe from basement to attic.

### **Heating**

- Forced Hot water 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 toggle style switches - All devices are UL approved.
- Smoke Detectors/Combo CO2-Smoke (as required by code) - UL approved smoke detectors per local and state codes. All detectors are wired in series.
- Panasonic FV-08VL1 Whisper Green bath Fan / Light Combination with motion sensor - 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.
- Phone and cable TV outlets - Optional
- Compact Fluorescent recessed light over the kitchen sink. Balance of fixtures are to be provided by the home owner or builder.
- Attic Light - Each attic area has a porcelain light fixture and switch installed at factory, where possible.
- Exterior Outlets - (1) on the front and (1) on the rear. All exterior outlets are protected by Ground Fault Interrupter and switched, includes water proof cover.
- Bedroom, DR, bath and Kitchen Outlets are protected by Arc Fault/ Ground Fault Interrupter breakers or outlets per National Electric Codes.
- (2) Under Cabinet fluorescent lights.
- Night Light -
- Thermostat Wire - 18-5 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 Residential Warranty Company. 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.**



*For more information, visit:*  
[www.epochhomes.com](http://www.epochhomes.com)