

PRODUCT GUIDE

aboda



ABODA SERIES SPECIFICATIONS

The Aboda Builder Series® specification level package represents high-quality curated branded product selection that has been selected for high quality, pleasing aesthetics, and overall value. Any builder will be proud to represent their brand with this line, and to present this finish level to their end users or buyers. *Products and selections represent specific brands and products that may be substituted for like or better quality pending availability and other factors.

All products build to meet: IRC – International Residential Code | National Electrical Code
State Approved, Third Party Inspections and Approvals | Wind and Snow Loads per requirements

FLOOR SYSTEM

- 23/32" Tongue & groove OSB floor sheathing, glued and nailed
- 2"x10" Floor joists SYP @ 16" OC
- Double 2"x10" SYP perimeter bands under load barring walls

Note: (Floor insulation is optional on an installed or ship loose basis)

INTERIOR WALLS

- 2"x4" SPF Walls @ 16" OC
- ½" Gypsum, glued and screwed, taped and bedded with 3 coat process.
- All gypsum is taped and bedded (3 coats), sanded and primed
- Interior plumbing or utility walls are 2"x6" SPF @ 24" OC

EXTERIOR WALLS

- Exterior 2"x4" walls SPF @ 16" OC
- ½" Gypsum glued and screwed, taped and bedded with 3 coat process.
- All gypsum primer painted
- 7/16" OSB exterior wall sheathing
- 8' Ceiling height
- Exterior wall insulation is kraft - faced R-13 (2"x6" walls optional, have R-19)
- Barrier house wrap
- Royal Elm Grove vinyl siding with white corners + trim
- Exterior door and window headers per code.
- Double 2"x4" SPF marriage wall, 16" OC with structural grade thermo-ply sheathing

KITCHEN

- US Cabinet Depot highland series, shaker style as standard painted finish
- 30" Wall cabinets standard for 8' ceilings
- Undermount double bowl 10" deep sink 5/5 + brushed nickel pull down faucet with sprayer
- Post formed plastic laminate waterfall edge countertops with continuous backsplash
- Dishwasher hookup (plan to dictate)
- Electric range hookup (plan to dictate)
- Vented range hood with light
- Refrigerator hookup w/ice maker

HEATING

- 18/8 Thermostat wire (specify location) – if applicable

Note: Heating on-site by others

PLUMBING

- PEX water supply lines – stubbed through floor on first floor for onsite connection
- DWV system schedule 40 PVC stubbed thru the floor for onsite connection

INTERIOR & EXTERIOR ELECTRICAL

- Wired per National Electric Code
- 200 AMP panel box with breakers
- Detector – direct wire AC/DC smoke – bedrooms
- Detector – AC/DC smoke/carbon – shipped loose for the basement
- Detector – AC/DC smoke/carbon – halls
- 6" Tam-lite surface mount LED light – above kitchen sink
- Exhaust-bath fan with light – 70 CFM – 2.0 sones bathrooms (or code required)
- 5 Light brushed nickel traditional chandelier – in dining room
- 6" Tam-lite ceiling mounted light in kitchen, halls, laundry, mudroom, pantry, basement stairs, WIC's, stairs to upper floors
- 6" Tam-lite above vanity sink(s)
- Switched fan/light box in bedrooms (light not included)
- White decora receptacles, & switches, per code, per plan
- Washer / dryer hookup
- Two exterior weather proof receptacles with GFI protection front and rear or specified by plan.
- Black outdoor LED wall lantern at each exterior door

BATHROOMS

- US Cabinet Depot, highland series in shaker style, painted white
- Plate mirror, 24"x36" with 1/4" polished edge
- Marble vanity tops with back splash
- 60" One piece tub/shower
- Single lever Pfister tub/shower faucet brushed nickel trim
- Bathroom hardware package – brushed nickel
- Two handle pfister bathroom vanity faucet – brushed nickel
- Briggs, elongated bowl, comfort height water closet with seat – white

ROOF & CEILING ASSEMBLIES

- 7/12" Non-storage rafters at 16" O.C. (40# Snow load)
- 7/16" OSB roof sheathing
- CertainTeed 30 year architectural shingles
- Ice and water barrier up to 6' (determined by code) 1/2" high strength drywall
- R-38 Fiberglass batt insulation 12" eave overhangs with vented vinyl soffit and 6" aluminum fascia
- 12" Gable overhangs with aluminum fascia
- 12" Gable and long wall overhangs

EXTERIOR

- Lippert 9000 series vinyl single windows, low E glass with screens, argon filled
- 3/0 Steel insulated six panel front door w/ pan and 3/0 steel insulated 6 panel rear door w/pan (or vinyl patio door w/screen floor plan dictates.) (Satin nickel lever set lock sets keyed alike)

Note: All installed windows are sealed with low expansion foam to prevent air infiltration

STAIRS

- Stained pine treads with painted white, risers and stringers
- Landing with OSB decking

Note: Railings on-site by others

INTERIOR

- All windows have picture framed trim detail
- 2 Panel logan hollow core interior door – white – smooth pre-finished white
- Lever lockset – satin nickel – privacy – bedrooms, bathrooms, toilet room
- Lever lockset – satin nickel – passage
- Lever lockset – satin nickel – dummy – if needed (usually DBL doors, one dummy one privacy or passage)
- 12" Wire closet shelving
- 2-1/4" Colonial casing – (white only)
- 3-1/2" Colonial base molding – (white only)
- LVT vinyl plank floor covering throughout –installed in factory where practical

ABODA PREMIER UPGRADES / ADDITIONS

The Aboda Premier Series® level package upgrades and additions represent a higher-level standard for more prestigious product. It has also been selected for high quality, pleasing aesthetics, and overall value. *Products and selections represent specific brands and products that may be substituted for like or better quality pending availability and other factors.

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EXTERIOR WALLS

- Exterior 2"x6" Walls SPF @ 16" OC
(Replaces: Exterior 2"x4" Walls...)
- 9' Ceiling height on ranches and capes 1st floor, on 2-story homes (Replaces: 8' Ceiling height...)
- Exterior wall insulation is kraft faced R-19
(Replaces R-13...)

KITCHEN

- 42" Wall cabinets standard for 9' ceilings
(Replaces: 30" Wall cabinets...)
- Door and drawer pulls on all cabinets
- Level one solid granite tops and backsplash (Replaces: Post formed plastic laminate...)
- Undermount double bowl 10" deep sink 5/5 + brushed nickel pull down faucet with sprayer (Replaces: Top mount double bowl 10" deep sink...)
- Pantry Shelving 1"x12" pre-finished white (per plan specific)

INTERIOR & EXTERIOR ELECTRICAL

- 16" Satin finish flush mount LED light – above kitchen sink (Replaces: 6" Tam-lite surface mount...)
- 16" Satin finish flush mount ceiling mounted light in kitchen, halls, laundry, mudroom, pantry... (Replaces: 6" Tam-lite ceiling mounted...)

BATHROOMS

- 60" Alcove Tub / Shower with standard tile surround (Replaces: 60" One piece...)
- 60" shower base with standard tile surround (per plan specific)

ROOF & CEILING ASSEMBLIES

- 7/12" Storage roof. Rafters at 16" O.C. (40# Snow load) w/ 1 row of 23/32 OSB decking (Replaces: 7/12" Non-storage rafters...)

INTERIOR

- Window trim detail 1"x4" eased edge white molding in picture frame detail (Replaces: 2-1/4" colonial casing...)
- Window trim detail 1"x6" eased edge white molding in picture frame detail (Replaces: 3-1/2" colonial base molding...)

Materials contained in this product guide may vary from the actual colors of the products. Products with “Upgrade” and “Optional” may incur additional costs. Refer to Sales Estimate to confirm the materials that are included in the home.

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