



MULTI-LEVEL GUIDE

CAPE COD STANDARD FEATURES

WARRANTY

One year, 10 year structural as described on web page www.rochesterhomesinc.com (ID102006)

The Rochester series is our flagship line of customizable homes that come in several different sizes and combinations of units. We take pride in the Rochester series being built to the highest quality standards, offering many desirable options, and being the most valuable home you can build. All of the 26', 28' & 30' wide floor plans shown in this book are available in the Rochester series. Custom floor plans are our specialty.

HOUSE FLOOR WIDTH & ROOF STANDARDS

Floor width 30', 28', 26' per print (increase length and width optional)
Floor crawl space model (basement prep available)
Roof truss 12/12 24" oc (16" oc available)
Roof truss bottom cord 2x10
Roof eave and rake 10"
Roof sheathing 7/16"
Roof sub fascia 2x6
Ceiling drywall 5/8"

STRUCTURAL STANDARDS

Floor joist 2x10 16" oc #2 SPF or better
Upper level finished on side by others
Floor deck ¾" Tongue & Groove, Ring Shank Nails, Handifoam
Floor deck cut back at mate line
Floor deck ¾" Tongue & Groove upper level, tacked in place
Floor band joist doubled sidewall, mate line
Ceiling 8' height throughout (available 9')
Walls exterior 2x6 16" lower level oc, double top plate, ½" drywall
Walls exterior gable end 2x6, knee wall 2x4
Walls interior 2x4 16" oc, ½" drywall
Walls mate line 2x3 16" oc, ½" drywall
Walls exterior sheathed W/ 7/16" osb side, end, and mate line

HEATING STANDARDS

Heat register and boots lower level
Main Duct and furnace not provided

PLUMBING STANDARDS

1/2" PEX supply lines stubbed through floor per code
Air Hammer Arresters installed washer, DW, if applicable
PVC drain lines stubbed through floor
Shut offs all exposed supply lines
Freeze proof faucet installed
Delta single lever faucets vanity, tubs- lifetime warranty
Delta gooseneck kitchen faucet- lifetime warranty
Stainless steel double bowl kitchen sink
Gerber elongated commode and tank
China lavs with overflows
Fiberglass tub & shower/enclosures, per print
All network of plumbing not included under lower level floor

ELECTRICAL STANDARDS

200-amp Siemen service panel 40/40
Copper romex 12-2 wire all general circuits
Copper romex wire other circuits sized accordingly
Ground fault protection per code

Arc fault protection all bedrooms
220V provided for dryer per plan
110V for gas range per plan
Smoke and carbon monoxide detectors per code
3-way switches per plan
Kichler ceiling lights, double bulb, all bedrooms and living room
LED recessed canister lights in KIT, Halls, UTL, Master Closet, Per Print
Kichler coach lights by all exterior doors
Kichler pendant lights over mirror all baths
Broan light vent combination all baths
Microwave prep standard over future range location
Switch for stair lighting prepped for light and second switch on site
Door chimes front door
Exterior GFCI recept front and rear, per code
Tamper resistant recepts
All UTL circuits GFCI, all KIT circuits ARC fault AFCI, DW GFCI protected
10ft. Thermostat Wire coiled under floor through wall
Furnace prep per print- Finished closet w/ switched light, dedicated/switched 110 metal box
W/H prep per print- Finished closet w/ switched light, dedicated
220 metal box

EXTERIOR FINISH, WINDOW, DOOR & INSULATION STANDARDS

Tyvek House wrap around entire house, gables included
Ice dam protection eaves
R-21 paperback batt insulation all exterior walls
R-30 paperback batt insulation between upper & lower levels
Vinyl 4x4 siding, prepped for sill plate fastening
Vented vinyl soffit
Aluminum fascia
Owens Corning TruDefinition Duration shingles-limited lifetime warranty
Silverline single hung windows (see options) Grids between glass
No windows standard upper level
Vinyl casement window over kitchen sink- per plan
Tip out sash Low E2 Argon filled glass
15" raised panel shutters all windows
Thermatru Fiberglass front door peep hole and knocker 3'0" X 6'8" with lever action Schlage lockset
Thermatru Steel rear door 20-minute fire rated 2'8" X 6'8" with lever action Schlage lockset, dead bolts keyed alike
Caulking under all exterior walls

CABINET STANDARDS

Merillat Spring Valley Maple stained, recessed panel per plan
Soft close doors & drawers, plywood construction full extension drawer box
30" Overhead wall cabinets, crown molding over all wall cabinets
Wall cabinets over washer and dryer, per plan
Lazy Susan in corner plan
Raised angle wall cabinet in corner per plan
Raised Pantry Cabinet per plan
Bank of drawers in base cabinets - bathrooms
Laminate counters with rolled edge and Post Form backsplash

INTERIOR DOOR AND TRIM STANDARDS

White hollow core smooth painted interior doors (choose between 3 styles)
32" doors where applicable
Colonial style wood base and door casing painted white finish
Mortised hinges all doors
Lever action passage and privacy locksets
Colonial style wood casing and jamb painted white finish all windows
2 ¼" mirror trim stained to match door/window trim color
All interior decorative wood components added will match trim color

FLOOR COVERING STANDARDS

FHA certified wear dated Anso nylon carpet 42 oz. ship loose not installed
Carpet provided for upper level stairs ship loose
5 lb rebond carpet pad ship loose
Vinyl roll goods installed in kitchen, baths, utility, and foyer per plan
Interior Finish Standards
Smooth wall finish painted white with hi-build primer
Stipple finish ceiling painted white with hi-build primer
Epoxy coated wire shelves closets
Upper level finished by others
Stairway banisters not provided on any plan
Closet organizer system in Bedroom 1 walk in closet, per print
Stairs per print, 2x10 risers and treads w/ noses, carpet provided,
4ft. Decorative Rail per print

APPLIANCES

Microwave prep over stove area
No appliances standard
Warranty
One year, 10 year structural as described on web page www.rochesterhomesinc.com (ID102006)

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Roof sub fascia 2x6
Roof attic access
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Floor deck ¾" Tongue & Groove, Ring Shank Nails, Handifoam
Floor deck cut back at mate line
Floor band joist doubled sidewall, mate line
Truss floor second level for plumbing areas
Ceiling joist lower level 2x6 16" oc
Ceiling 8' height throughout (available 9')
Walls exterior 2x6 16" oc, double top plate, ½" drywall
Walls interior 2x4 16" oc ½" drywall
Walls mate line 2x3 16" oc ½" drywall
Walls exterior sheeted W/ 7/16" osb side, end & mate line

HEATING STANDARDS

Heat registers and boots
Oval runs for upper-level supply
Main Duct and furnace not provided as std.
Return air cavity per plan

PLUMBING STANDARDS

1/2" PEX supply lines stubbed through floor per code
Air Hammer Arresters install Washer, DW, if applicable
PVC drain lines stubbed through floor
Shut offs all exposed supply lines
Freeze proof faucet installed
Delta single lever faucets, Vanity, tubs-lifetime warranty
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Stainless steel double bowl kitchen sink
Gerber elongated commode and tank
China lavs with overflows
Fiberglass tub & shower/enclosures, per print
All network of plumbing not included under lower-level floor,
Network of plumbing included upper level, dropped to lower level for on-site connections

ELECTRICAL STANDARDS

200-amp Siemen service panel 40/40
Copper romex 12-2 wire all general circuits

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Ground fault protection per code
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Vinyl roll goods installed in kitchen, baths, utility, and foyer per plan

INTERIOR FINISH STANDARDS

Smooth wall finish painted white with hi-build primer
Stipple finish ceiling painted white with hi-build primer
Flush transition at ceiling line no beam
Epoxy coated wire shelves closets
Stairway banisters not provided on any plan
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4ft. Decorative Rail per print

APPLIANCES

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TWO STORY STANDARD FEATURES

WARRANTY

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CAPE COD

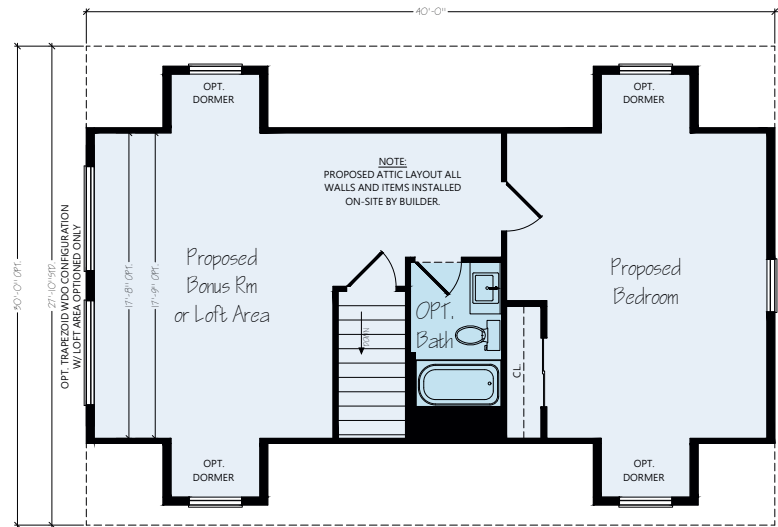
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08	HURON SERIES C16-30 1,045 SQ FT 2 BED 1 BATH	EC16-30 1,495 SQ FT 3 BED 2 BATH
10	NORWEGIAN SERIES C6-26 1,151 SQ FT 1 BED 2 BATH	EC6-28 1,600 SQ FT 2 BED 2 BATH
12	AURORA C21-26 1,256 SQ FT 1 BED 2 BATH	
14	TIPTON C20-28 1,568 SQ FT 3 BED 2 BATH	
16	AVERY EC22-30 1,937 SQ FT 2 BED 2 BATH	

TWO STORY

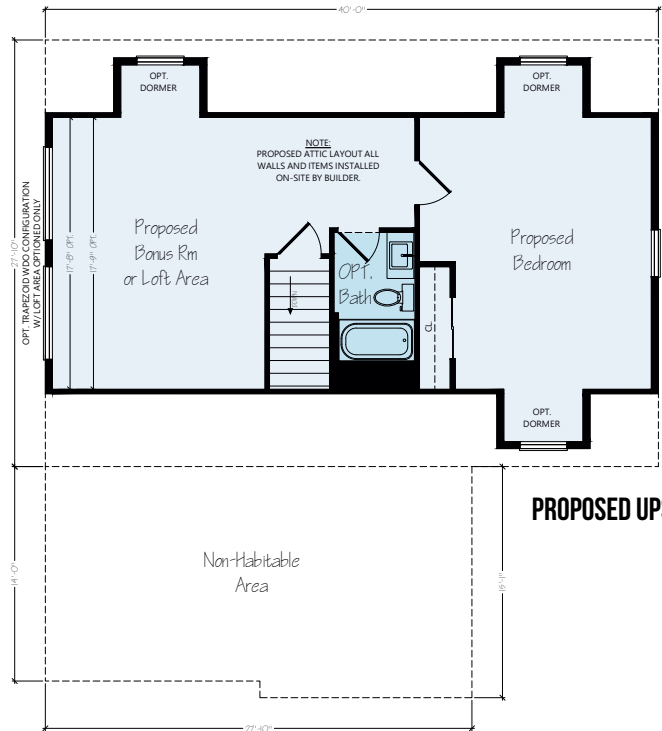
18	SEAGULL SERIES TS14-28 1,559 SQ FT 3 BED 2.5 BATH
20	SEAGULL SERIES CONT. TS14A-28 1,967 SQ FT 4 BED 3.5 BATH
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30	PORTSMOUTH TS8-30 2,880 SQ FT 3 BED 2.5 BATH
32	MANUEL TS11-28 2,672 SQ FT 4 BED 2.5 BATH
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36	GRAND ESTATE TS13-28 2,297 SQ FT 4 BED 2.5 BATH

ALASKAN SERIES





PROPOSED UPSTAIRS LAYOUT



PROPOSED UPSTAIRS LAYOUT



C19-28

SQUARE FT. 1,113

BEDROOMS 1

BATHROOMS 2

EC19-28

SQUARE FT. 1,515

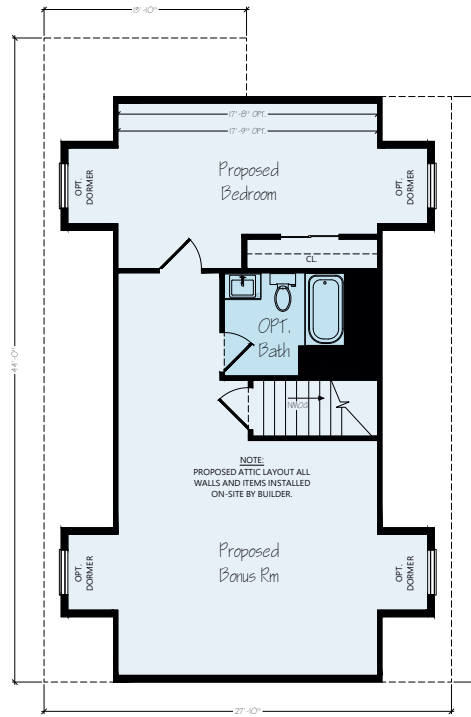
BEDROOMS 2

BATHROOMS 2

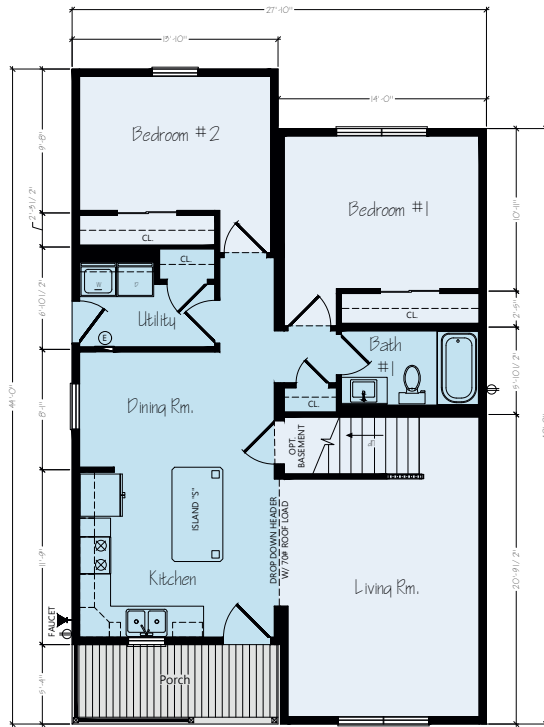
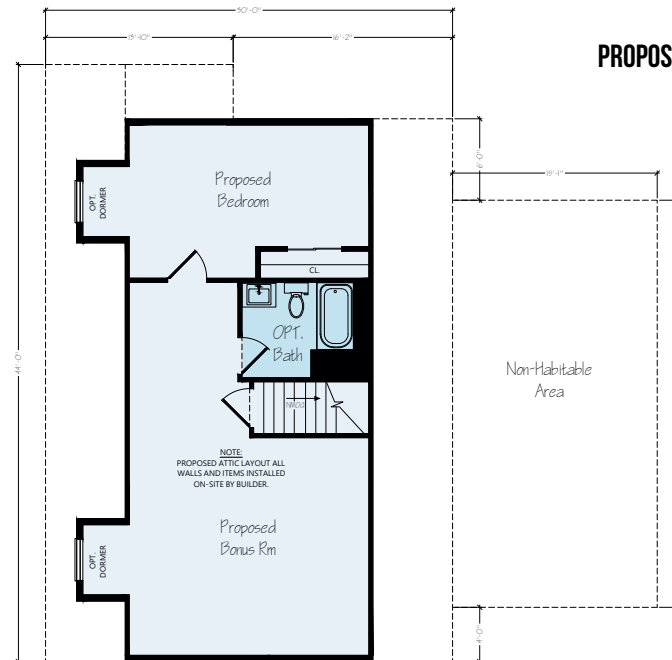
HURON SERIES



PROPOSED UPSTAIRS LAYOUT

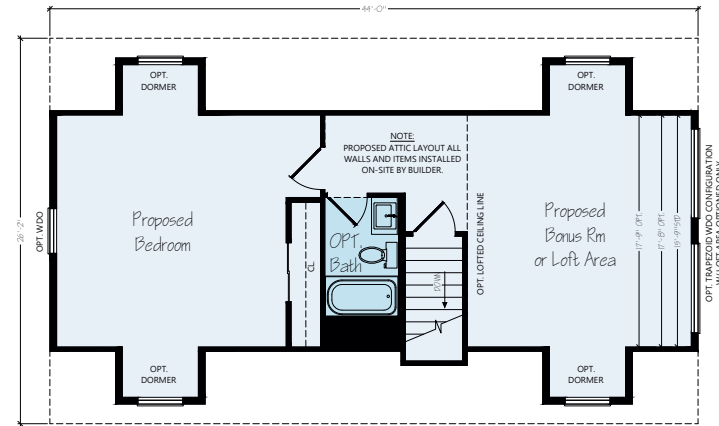
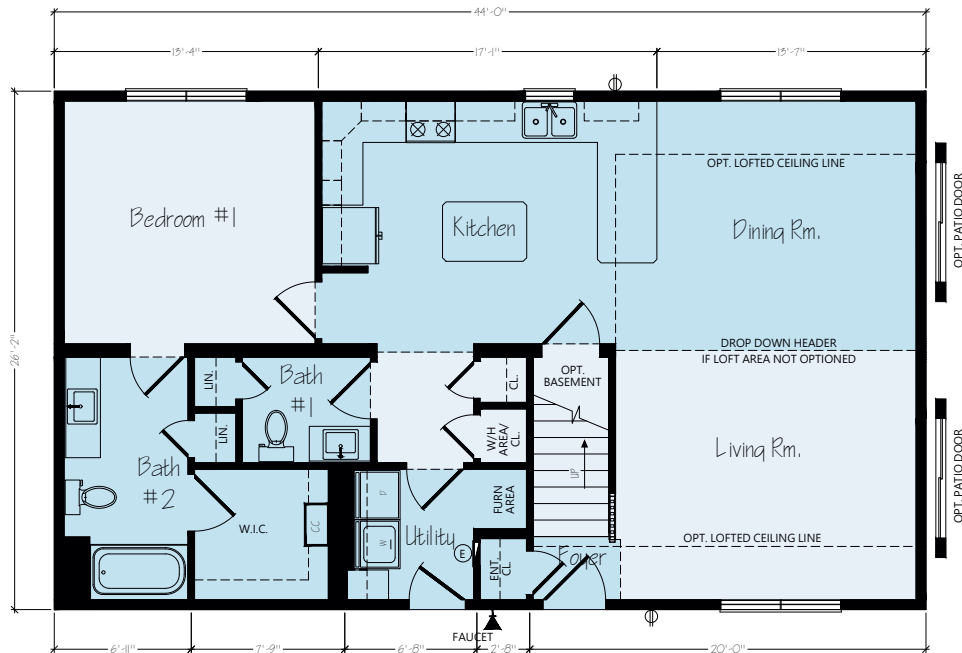


PROPOSED UPSTAIRS LAYOUT

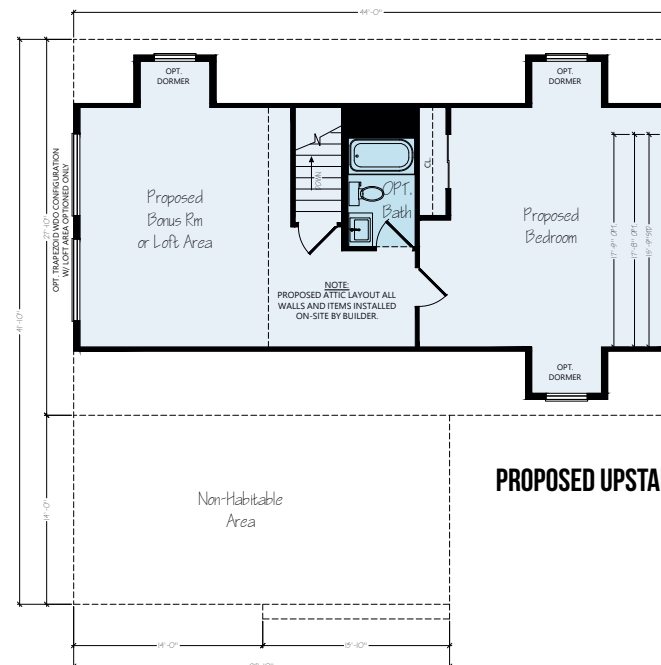


NORWEGIAN SERIES





PROPOSED UPSTAIRS LAYOUT



PROPOSED UPSTAIRS LAYOUT



C6-26

SQUARE FT. 1,151

BEDROOMS 1

BATHROOMS 2

EC6-26

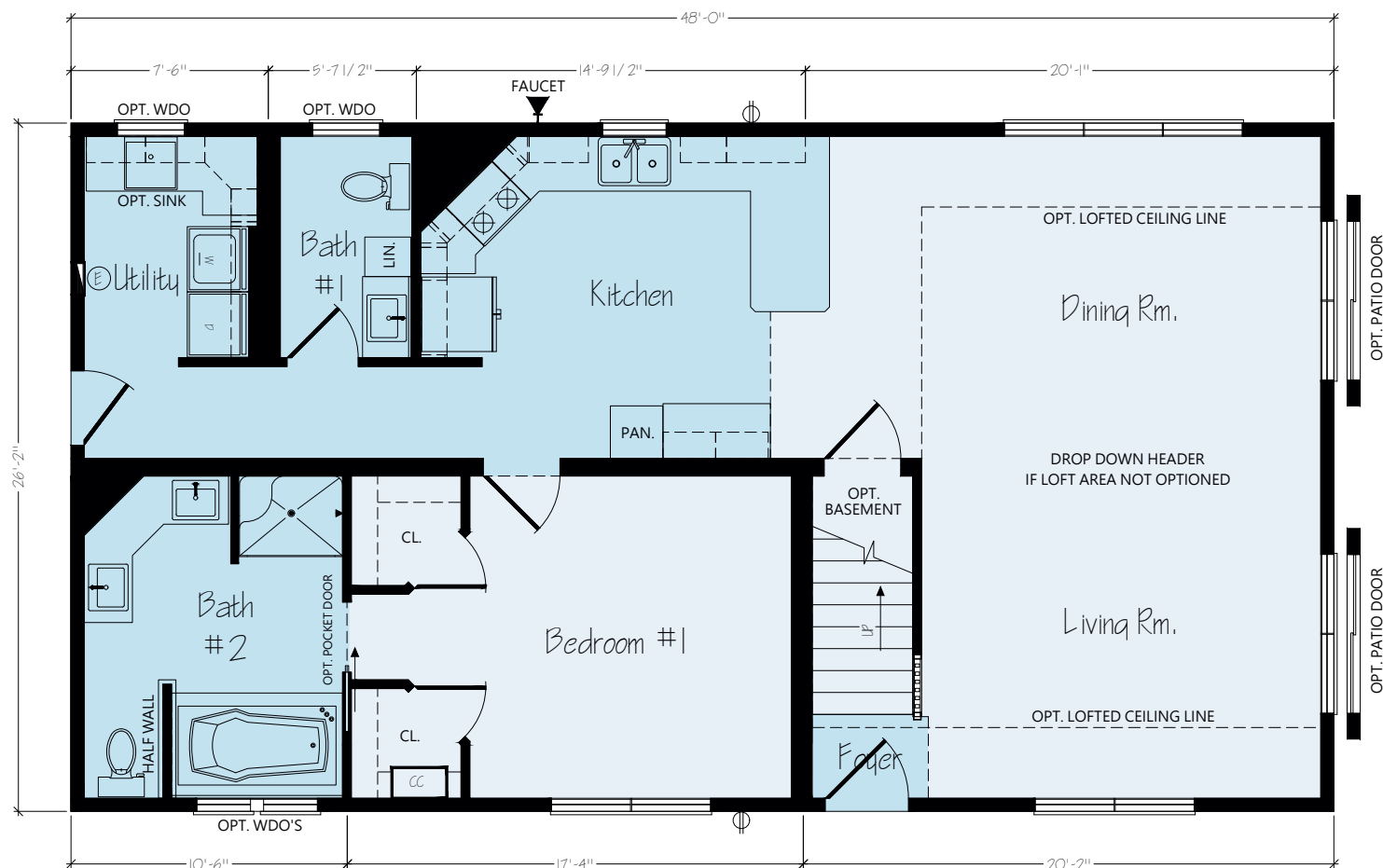
SQUARE FT. 1,600

BEDROOMS 2

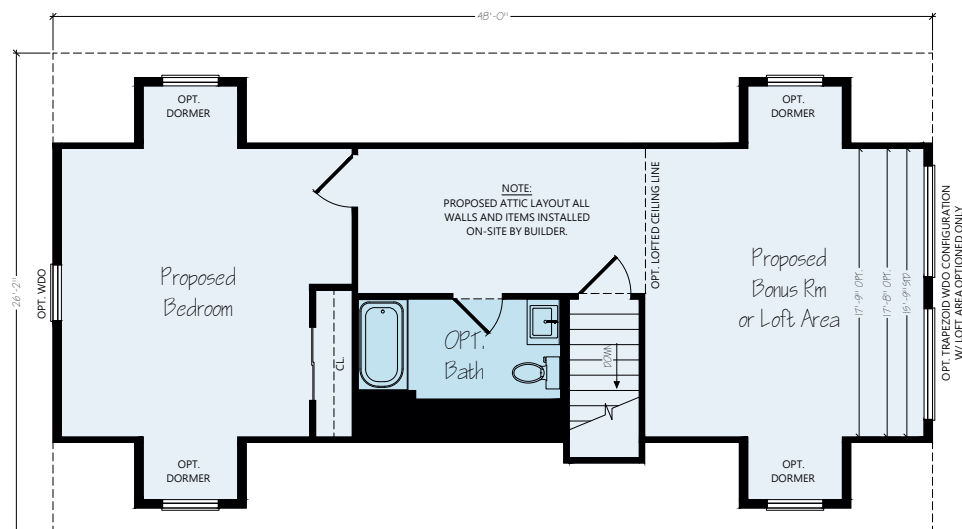
BATHROOMS 2

AURORA



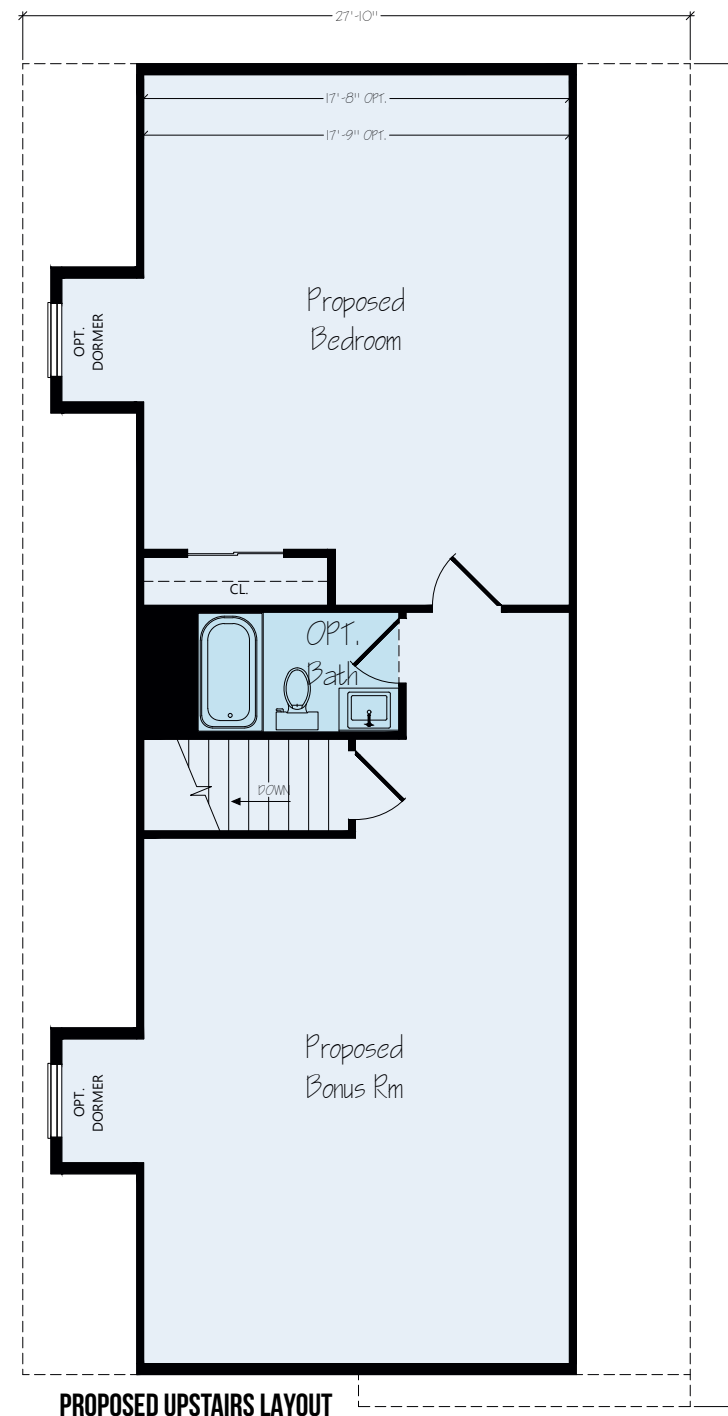


PROPOSED UPSTAIRS LAYOUT



TIPTON





C20-28

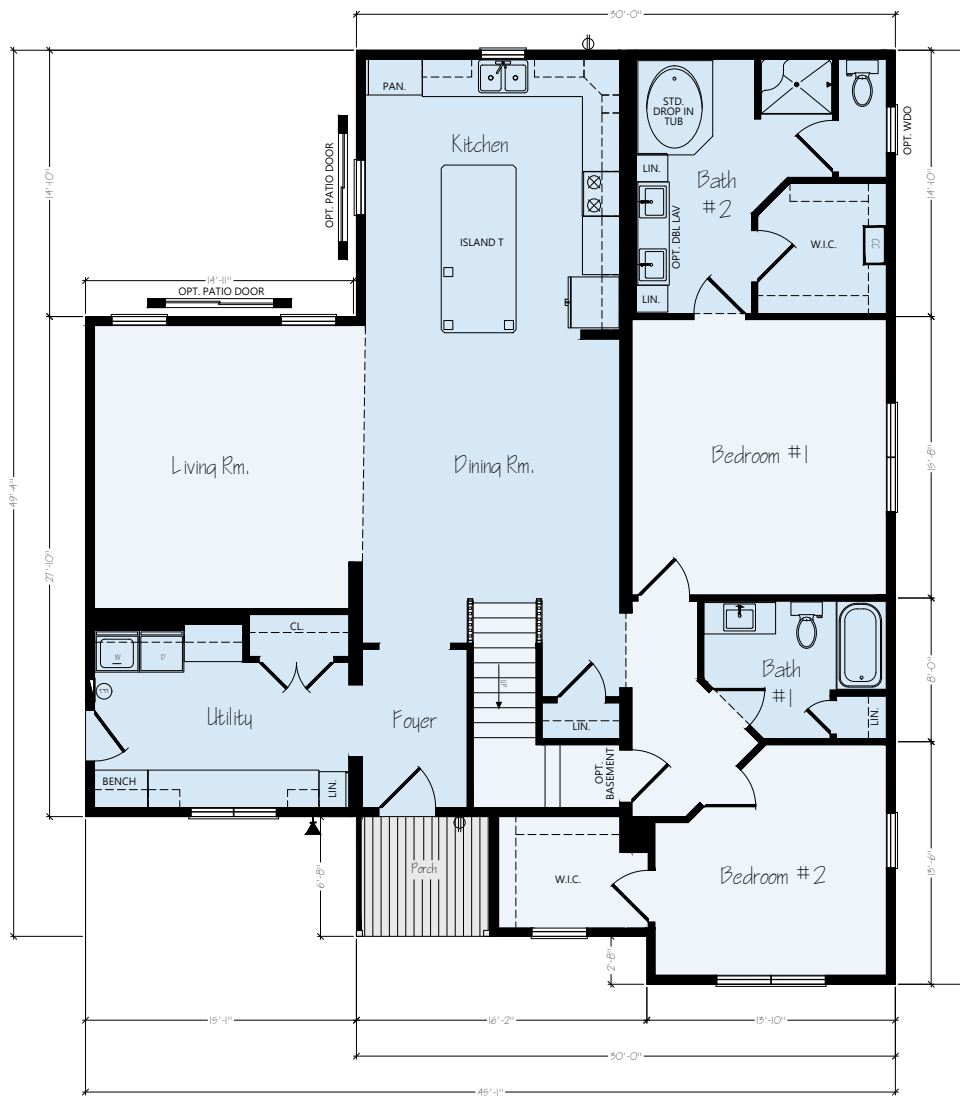
SQUARE FT. 1,568

BEDROOMS 3

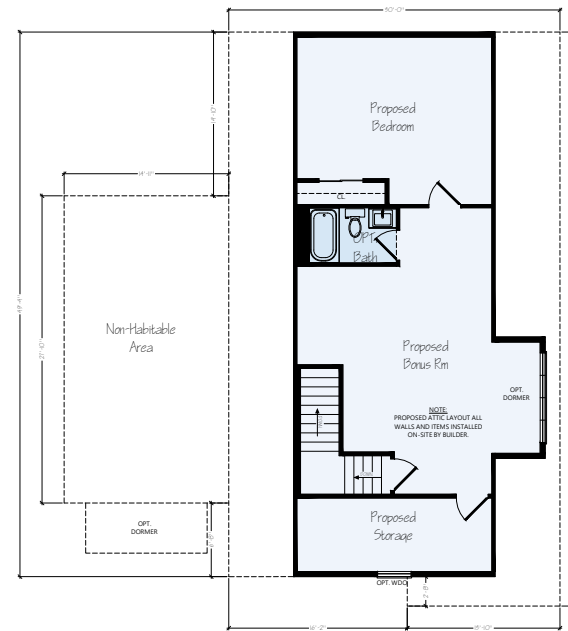
BATHROOMS 2

AVERY

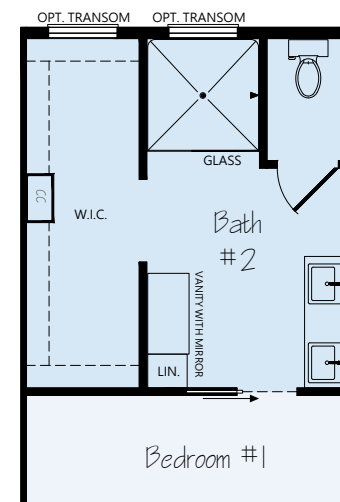




POTENTIAL UPSTAIRS LAYOUTS



Optional Bath 2 Layout



EC22-30

SQUARE FT. 1,937

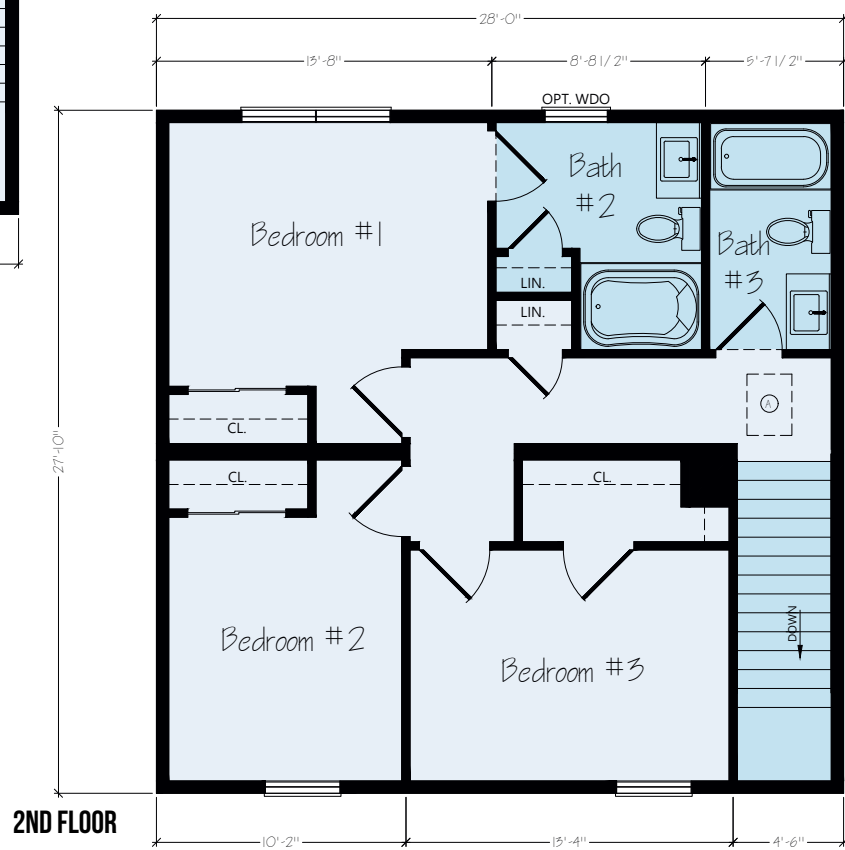
BEDROOMS 2

BATHROOMS 2

matterport
3D Tours available on
our website

SEAGULL SERIES





TS14-28

SQUARE FT. 1,559

BEDROOMS 3

BATHROOMS 2.5

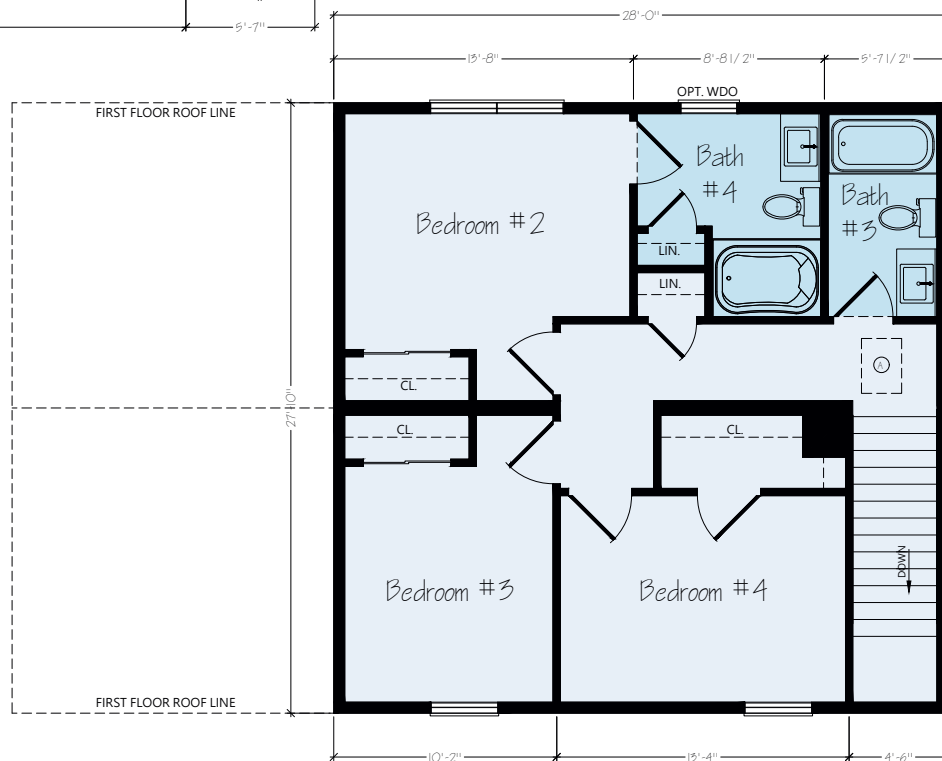
SEAGULL SERIES





1ST FLOOR

2ND FLOOR



TS14A-28

SQUARE FT. 1,967

BEDROOMS 4

BATHROOMS 3.5

ADELYN





1ST FLOOR

2ND FLOOR



TS17-28

SQUARE FT. 1,707

BEDROOMS 3

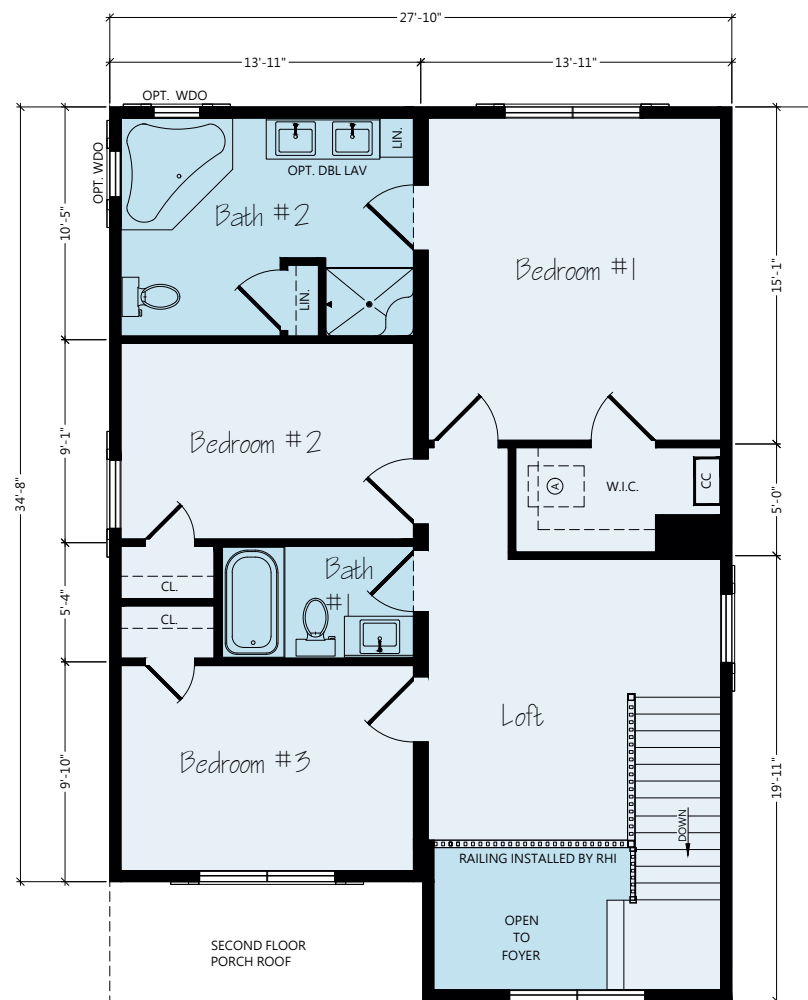
BATHROOMS 2.5

EL PASO





1ST FLOOR



2ND FLOOR

PALM TERRACE





TS7-28

SQUARE FT. 2,227

BEDROOMS 4

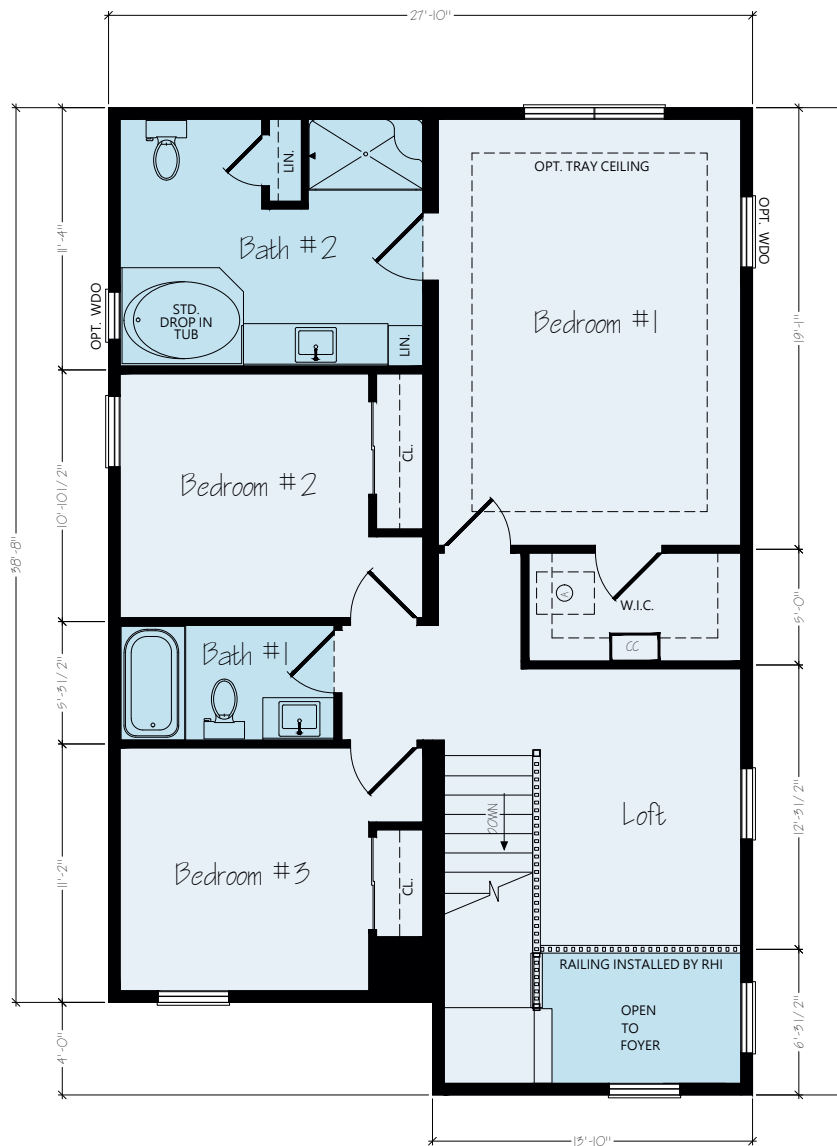
BATHROOMS 2.5

LAKE TERRACE





1ST FLOOR



2ND FLOOR



TS9-28

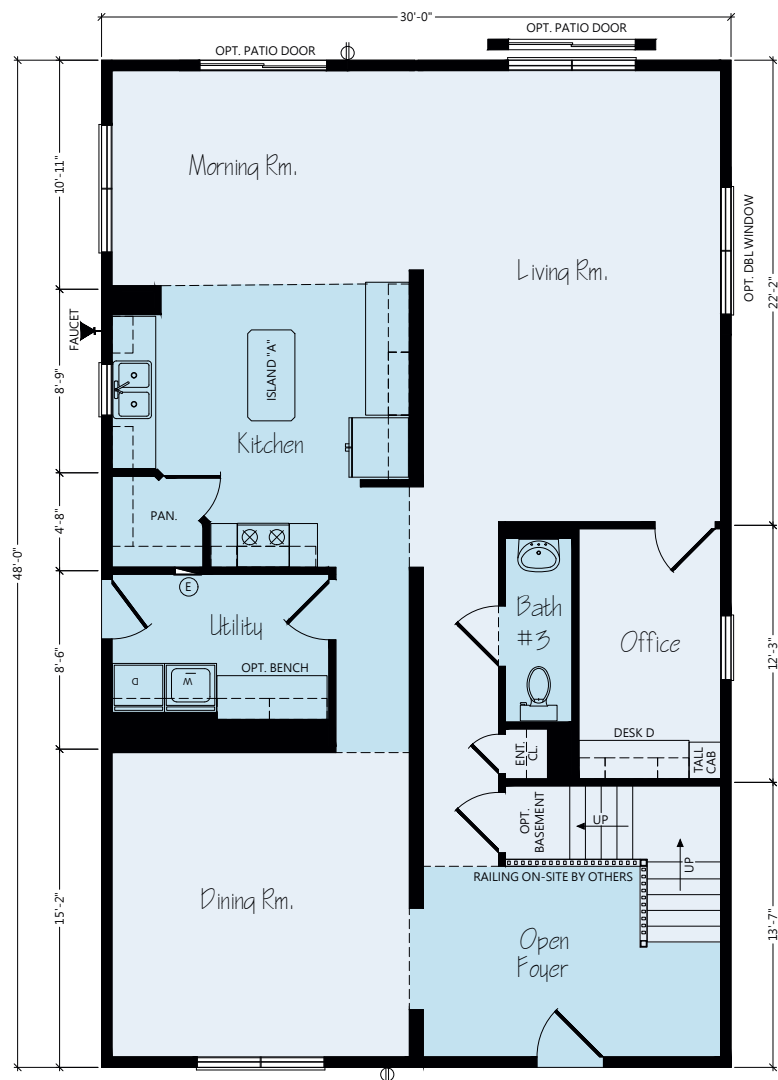
SQUARE FT. 2,264

BEDROOMS 3

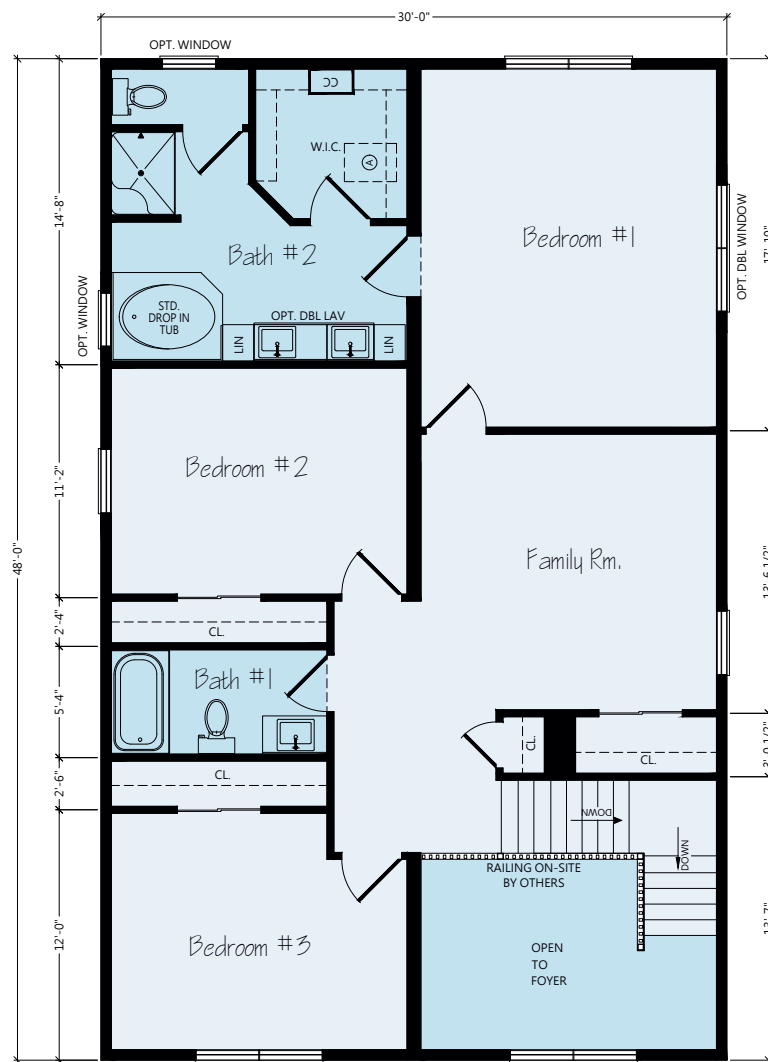
BATHROOMS 2.5

PORTSMOUTH





1ST FLOOR



2ND FLOOR

MANUEL





1ST FLOOR



2ND FLOOR



TS11-28

SQUARE FT. 2,672

BEDROOMS 4

BATHROOMS 2.5

HYDE PARK





TS16-28

SQUARE FT. 2,497

BEDROOMS 4

BATHROOMS 2.5

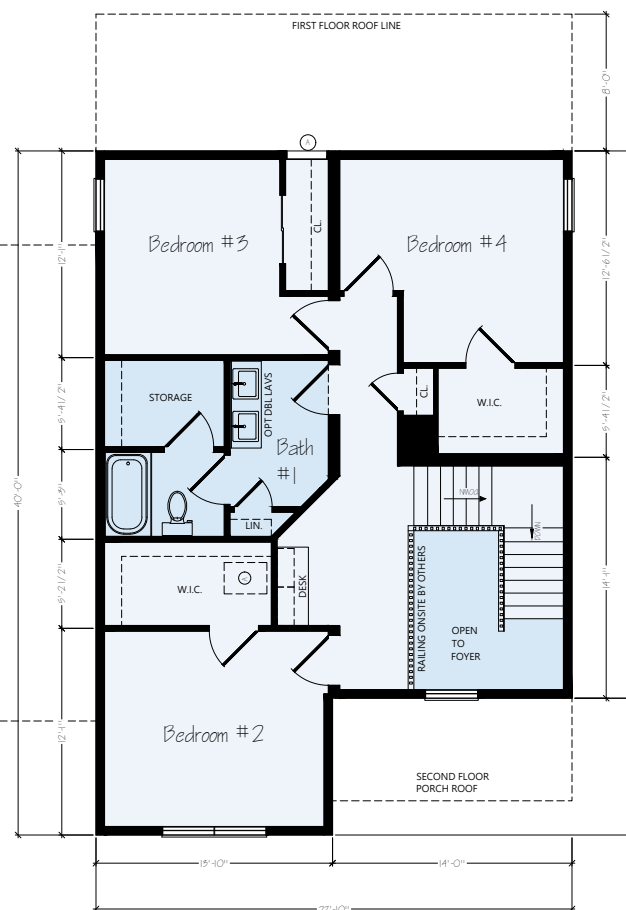
GRAND ESTATE



1ST FLOOR



2ND FLOOR



NOTES

For nearly 50 years, Rochester Homes, Inc. has built homes and relationships that will stand the test of time. We combine the art of homebuilding with the efficiency of a production process and a manufacturing facility. In a culture of corporate ownership, we stand apart as a third-generation family-owned and operated company. Rest assured, our family leadership team is engaged in day-to-day activities with our dedicated team, our product, our builders, and our customers.

We base our decisions at Rochester on the idea that quality and affordability are not opposing forces but only come true when hard work is applied passionately. Our goal is to work with your local builder to achieve a successful build, delivery, and set up on your new home. We thank you for choosing us to be a part of your dream home build.



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