

## **WHEN YOUR NEW HOME ARRIVES**

- Check for exterior damage
- Hot Water Heater:
  - Locked disconnect is located beside water heater & the 30A breaker is located and labeled in electrical panel
  - Fill with water before turning on disconnect and setting breaker
  - If water heater remains in this closet AND you have a basement with a bathroom in it, you will need to install a vacuum relief valve for this water heater per the state plumbing code, if the water heater is moved into the basement OR you do not have a basement, a vacuum relief valve is NOT needed
- Check and fill P-Trap by the furnace with 1 quart of water as soon as sewer is connected
- Install Batteries in Smoke Detectors
  - Hallway
  - Crawl Space
  - Bedrooms
- Install Batteries in Thermostat
- If you have any questions, call 800-540-4241
- If you have a repair that needs to be made:
  - Contact your Sales Representative and explain the problem
  - Fill out and send in the House Repair Work Order form enclosed in this packet with your information and what is to be repaired
  - Have the repair personnel fill out their portion of the form

From SDHDA Construction Staff in Springfield - ENJOY YOUR NEW HOME!

**If you have any question? Please contact your sale Rep, FIRST**

## **YOUR NEW HOME**

- In the drawer next to the range you will find:
  - Warranties
  - Buyer information
  - Guide to material vendors
- All light lenses, refractors, and heat registers are stored in the bathroom towel cabinet to protect them during delivery, the window screens are stored in the coat closet
- Toilet stool, tank, seat, and wax bowl ring are not installed, they are stored during shipment for protection
- The downspouts, dryer vent pipe, elbow, and foundation flashing are stored in the living room.

## CONSTRUCTION

### **FLOOR TRUSS:**

Mayfield Truss, Willow Lake, SD

40-10-5 Load 18"

(40=live - 10=Dead - 5=Bottom Cord Dead)

55lb. Dead Load per sq. ft:

- Floor Sheeting  $\frac{3}{4}$ " T&G OSB with 1 year no sand warranty
- Glued/Nailed
- Spaced 24" on Center

### **ROOF TRUSS:**

Mayfield Truss, Willow Lake, SD

56 – 10 – 10 - 4/12 Pitch 12" Energy Heal

- 23' 10.5" Long, Spaced 24" on Center with 24" Over Hang
- 4 Wind Braces in Attic
- Roof Sheeting 15/32 OSB
- Synthetic Underlayment
- Shingles are 6 Nailed – (for greater wind resistance)
- IKO Cambridge 30 yr. Architectural Heritage  
Color: Driftwood

### **WALL CONSTRUCTION:**

- 2 x 6 exterior wall construction
- 2 x 4 interior wall construction
- 4 x 8 x 1-1/2" XPS Foam (R7.5) with all joints sealed & taped with Buytl tape
- Studs 16" on center
- Insulation (R-21) Batt

### **ATTIC:**

- Blown fiberglass insulation (R-60)
- Access is through the gable vent

### **WALL:**

- All wire holes going to crawl space and attic are filled with spray foam.

**PLUMBING:**

- Quality and known parts with the UPC symbol used in the installation of plumbing
- Installation of plumbing is at or above National Plumbing Code
- State brand water heater is used
  - .93 Energy efficient water heater with a 6-year tank warranty
  - Installed over a drip pan
- Proflow Faucets are used
- Laundry hook-up box with water hammer arrestor located in the wall allowing plumbing to be hid inside wall
- A 2" PVC re-vent is stubbed through the floor for future plumbing in basement
- Add one quart of water to condensate drain near furnace as soon as sewer is connected

**BATHTUB:**

- Backing is provided to support Grab Bars.
- Backing installed behind stool from 32 ½" to 38" off floor X 24" long
- Backing installed along exterior wall beside stool from 32 ½" to 38" off floor X 48" long.

**FURNACE:**

- Champion Gas and Electric Furnace used
  - Gas furnace is 96% efficient with a limited lifetime warranty on the heat exchanger, a limited 10 year warranty on parts & 5 year complete assurance warranty, will run on either natural gas or LP gas (LP conversion kit included)
  - Or electric furnace is 100% efficient with a 10 year limited parts warranty
  - It has built-in diagnostic trouble shooting
- Furnace with installed Heat Pump is equipped with a condensate drain
- Heat Pump is installed
- 24 volt programmable Heat Pump Thermostat
  - It has a remote outdoor temperature sensor
  - It has a dual sub-base for heating and air-conditioning
  - Batteries need to be installed in the thermostat
- All ductwork and venting is sealed and installed at or above code

## **ELECTRICAL:**

- Wired to, or exceeding National Electric Code
- Material is quality brands; Installation is at or above code:
  - 200 Amp panel is Eaton BR Series
  - Outlets and switches are Pass & Seymour
- Four GFCI's (Ground Fault Circuit Interrupter) outlets per house
  - Bath –1 dedicated GFCI 20A circuit
  - Kitchen – 4 dedicated GFCI 20A circuits
  - Laundry Closet – 2 dedicated GFCI 20A circuits
  - Out Side – 1 dedicated GFCI 20A circuit that supplies 1 outlet in the crawl space & 2 exterior outlets, one at the front & one at the rear of house
- Electrical panel is equipped with two 3/4" and one 1-1/2" PVC conduits running through floor truss for future use (additional circuits)
- The electric panel is installed in the inverted position therefore the Main Breaker is located within 36" off the floor for wheelchair access
- Ten arc fault breakers are installed to protect the circuits to the bedrooms, living room and dining room
- Hot water heater is 30A breaker fed, the circuit is equipped with a disconnect for protection while the unit is being tested or repaired, the water heater elements will burn out if the disconnect is turned on prior to the unit being filled - DO NOT turn on disconnect until water heater is full
- Dryer dedicated to 30A breaker
- Range dedicated to 40A breaker
- Electric furnace dedicated to 80A breaker, Gas furnace dedicated to 15A breaker
- Broan duct free kitchen exhaust fan is installed
- Ceiling fan can be installed in bedrooms, living room and dining room, a rated 55-pound light/fan box has been installed for this use, there is a 14-3 wire run to the switch box for future installation of a fan switch
- Smoke detectors are interconnected and require the batteries to be changed annually
- Every house has 1 carbon monoxide detector located in the hallway
- Crawl space is equipped with a light switch at the access hole controlling two lights, one outlet, fed off the GFCI located outside, is also located in the crawl space
- Outlets are located 24" off the floor for elderly and handicapped access

- **Light bulbs needed for your home are:**

**3 Bedrooms**

- 16 - 13W Mini Twist CFL Bulbs - Satco #S7218 –
- 6 – 12W CFL Globe Bulbs – Satco #S7304 – for bathroom fixtures
- 5 – 43W Halogen Bulbs – Satco #S2406 – for crawl space and range hood

**2 Bedrooms**

- 12 - 13W Mini Twist CFL Bulbs - Satco #S7218 –
- 3 – 12W CFL Globe Bulbs – Satco #S7304 – for bathroom fixtures
- 4 – 43W Halogen Bulbs – Satco #S2406 – for crawl space and range hood

- House has an electrical inspection, by a State Electrical Inspector, twice during construction – including a 220V test, hot test inspection sticker is inside the panel door, a Licensed Electrical Contractor supervises electrical crews during construction
- After the house has been delivered, it is the home owner’s electrical contractor’s responsibility to have a final electrical inspection done by a state electrical inspector and the home owner’s responsibility to pay the wiring permit fees

**HEIGHTS (OFF FLOOR)**

**WINDOWS:**

Vector Envision Series Casement

LIVING ROOM.....	23” (6’ X 5’)
BEDROOMS.....	35” (5’ X 4’)
BATHROOM.....	53” (2’6” x 2’6”)
KITCHEN.....	47” (2’6” X 3’)

**DRAPES / CURTIANS:**

- Support backing located at all window areas for easy installation of rods

GARAGE DOOR IN THE KITCHEN IS 20 MINUTE FIRE RATED.  
 HOUSE IS FULLY PRIMED AND PAINTED  
 EXTERIOR DOOR JAMBS ARE PRIMED AND PAINTED

**CABINETS:**

- Cabinets, counter tops, vanities and window sills are all manufactured by Pheasantland Industries, South Dakota State Penitentiary, Sioux Falls, SD

**\*\*\*\*SAFETY NOTES\*\*\*\***

