

INTERIOR

- 8 Foot ceiling height
- Smooth 1/2" drywall throughout all rooms (including closets)
- Smooth 5/8" drywall ceilings throughout
- Painted drywall walls and ceiling (one coat primer)
- Drywall ceiling to sidewall (no cove molding)
- White colonial 2-1/4" case molding at windows and doors
- White colonial 3-1/4" base molding throughout
- White wood window and door jambs
- Optional decorative white wood window sills
- White 6-panel doors with (3) mortised hinges
- 30" interior passage doors
- Nickel privacy locks on bath doors
- Nickel door stop bumpers all doors
- 25oz FHA grade carpet throughout (excluding wet areas)
- Dupont® stain protected carpet
- 5.5lb Rebond® carpet pad
- Tack strip carpet installation
- Vinyl floor coverings in foyer entry
- Vinyl floor coverings in kitchen, morning rooms, baths and utility
- Open slide rail wire shelves in all closets
- Tight mesh shelves (3) in pantries and linens
- Nickel base and globe interior lights (8654NI)
- Glass and nickel light (2702NI) standard in morning room J-box & switch dining room

KITCHEN

- KCMA approved residential panel oak cabinet doors and drawers with oak styles featuring:
 - 3/4" depth adjustable shelves in base for extra storage
 - Wall cabinets w/ adjustable 3/4" shelves
 - Dovetail hardwood full extension drawer boxes
 - Soft-self close undermount drawer guides
 - 100lb Static load rating
 - Concealed hinges on cabinet doors
- "NN" cabinet pulls
- Broan ventless range hood
- Laminate countertops w/ self edge and 4" backsplash
- 8" deep stainless steel sink
- Single lever faucet with spray (#G134-7000)
- 36" wide refrigerator openings
- Wired for electric range
- GFI wired kitchen receptacles
- Nickel base (8654NI) drum light over kitchen sink and in center of kitchen

BATHS

- Fiberglass tubs and showers all baths
- 60" fiberglass tub/shower main bath
- 60" fiberglass tub/shower master bath (some models)
- Fiberglass garden tub with walls (some models)
- Fiberglass corner tub with separate shower stall (some models)
- Single lever faucet at lavs (chrome #GT42-SROC)
- Single lever anti-scald faucet on showers (chrome)
- Porcelain vanity bowls in all baths
- Pop-up drain assemblies in all vanity bowls and tubs
- GFI wired bath receptacles
- Power vent ceiling fans with lights
- Beveled mirror over all vanity bowls
- Nickel sconce light over all vanity bowls (5017NI)
- 1.6 gallon porcelain elongated bowl toilets
- Panel oak cabinets in all baths
- Bath window in master bath (optional)
- Drywall flange around tubs and showers

UTILITIES

- Ten-year structural warranty
- HVAC boots and registers only
- Full size 200amp main service with circuit breaker protection
- GFI protection for two exterior receptacles (one front and one rear)
- PVC drain lines stubbed through floor
- PEX water lines stubbed through floor
- Plumbing for washer
- Wire for dryer
- Optional door chimes front and rear
- AC/DC smoke detectors in all bedrooms (ship loose for basement)
- Water shut-off valves throughout
- Bi-fold doors in washer dryer area (some plans)
- Switched receptacle each bedroom
- Water hole line covers all plumbing base cabinets
- Open slide rail vented wire shelf in utility

EXTERIOR AND CONSTRUCTION

- Joist hangers on mating wall floor joists with bridging
- Foundation and basement construction per local code by others
- 1st Floor-2x10 Floor joists @ 16" O.C w/ single perimeter end walls
- OJ 2000 floor truss @ 19.2" O.C. in all modules with plumbing (2nd floor of two-story)
- 2x6 exterior walls @ 24" O.C. (16" O.C. optional)
- 7/16" OSB sheathing on sidewalls and end walls
- Sub floor 3/4" (nominal) floor decking 1st and 2nd floors
- 2x4 interior partitions @ 24" O.C.
- Double marriage walls 8" (2x4) @ 24" O.C.- 16" 1st floor of two-story
- 7/12 pitch roof trusses 60lb @ 24" O.C. (16" O.C. optional) on ranch and two-story
- 12/12 pitch roof @ 24" O.C. (16" O.C. optional) on capes
- 1/2" OSB roof sheathing with H-clips
- PlyDry® shingle underlayment
- Ice shield
- 30 year architectural shingles
- Shingle-over-roof vent (shipped loose) ranch, cape and two-story
- 12" vented overhangs on front and rear w/ vinyl soffit
- 12" vented overhangs on gable ends w/ vinyl soffit
- 6" aluminum fascia over 2x6 for easier gutter mounting
- Vinyl thermopane windows with screens, bottom tilt & tilt to wash
- Low-E glass windows
- 6-panel 3/0 x 6/8 insulated fiberglass front door w/ peep & PVC jambs
- 6-panel 2/8 & 6/8 insulated fiberglass rear door w/ PVC jambs
- Door pans on all exterior doors
- 6/0 x 6/8 vinyl sliding patio door (some models)
- Stainless steel torch light at front & rear doors
- Air infiltration barrier wrap
- 4x4 or 4.5x4.5 (dutch lap) siding
- 2x6 headers over windows and doors
- Stairs (1st & 2nd floor) with or without landings (per plan) supplied by Ritz-Craft, including: handrail, hardware (per plan) and carpet

INSULATION

- R-30 insulation w/ vapor barrier in ceiling
- R-19 fiberglass batt insulation (6") w/ vapor barrier in sidewalls
- Floor insulation is optional
- Basement entry walls standard with R-11 insulation
- Foam gaskets on all exterior wall receptacles and switches
- Sealed around windows to stop air infiltration
- Caulked seams on exterior sheathing
- Foam gasket on marriage wall perimeter

MISCELLANEOUS

- Panel box is dropped to basement
- Panel box is installed first floor on crawl space models w/ door cover
- 100 amp subpanel std. with finished shed dormer 40' home or longer-all electric cape & two story