

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
- 2/8 interior doors in all bedrooms and utility
- "Athens" Brushed Nickel or Bronze interior locksets and hinges
- Nickel or Bronze door stop bumpers on all doors
- 25oz FHA grade carpet throughout (excluding wet areas)
- Dupont® stain protected carpet with 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 pantry and linen closets
- Brushed Nickel (8654NI) or Bronze (8654TZ) interior ceiling lights
- Brushed Nickel (2702NI) or Bronze (2702TZ) light in breakfast room and dining room (includes J-box and switch)

and

- Concealed, self-close door hinges in all base and overhead cabinets

KITCHEN

Legacy Crafted Cabinets KCMA approved Panel oak or maple cabinet doors and drawers featuring:

- 2-5/8" cove molding (matches cabinet species and stain)
- 3/4 depth adjustable shelves in base cabinet for extra storage
- Wall cabinets with adjustable 3/4" shelves
- Dovetail, hardwood full extension drawer boxes
- Self-close, undermount drawer guides
- Concealed, self-close door hinges in all base and overhead cabinets
- 100lb static load rated drawers
- 1/4" plywood overlay on all exposed ends stain finish
- Cabinet pulls from standard offering
- Easy access corner base cabinet
- Broan ventless range hood
- Laminate countertops with self edge and 4" backsplash
- 8" deep stainless steel sink
- G529-PFSS/YY/CC kitchen faucet in Stainless Steel, Bronze or Chrome with pull-down spray faucet
- 36" wide refrigerator openings (Optional 39" available)
- Wired for electric range and GFI wired kitchen receptacles
- Brushed Nickel (8654NI) or Bronze (8654TZ) light over kitchen sink and in center of kitchen

BATHS

- Fiberglass tubs (with pop-up drain assemblies) and showers in all baths
- 60" fiberglass tub/shower main bath
- 60" fiberglass tub/shower master bath (some models where shown)
- Fiberglass garden tub with walls (some models where shown)
- Fiberglass corner tub with separate shower stall (some models where shown)
- G142-800K/Y/C or G143-610K/Y/O lav faucets in Nickel, Bronze or Chrome
- G89-030K/Y/O shower and tub faucets in Nickel, Bronze or Chrome
- G89-020K/Y/O Shower faucets in Nickel, Bronze or Chrome
- 1T6-510K/Y/O Roman tub faucets in Nickel, Bronze or Chrome
- Porcelain vanity bowls in all baths with pop-up drain assemblies in all baths
- GFI wired bath receptacles
- Power vent ceiling fans with light in each bath
- 1-3/4" wood mirror frame (matches vanity cabinet species and finish)
- Brushed Nickel (5337NI) or Bronze (5337TZ) vanity lights
- 1.6 gallon porcelain elongated bowl toilets
- Comfort height (36") vanities with butt doors and false drawer front in Master
- Panel oak or maple cabinets in all baths
- Cabinet pulls from standard offering
- Finished 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 and PEX water lines stubbed through floor
- Plumbing for washer and wire for dryer
- Wire and plumb for dishwasher
- 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 where shown)
- Switched upper receptacle in 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
- 2x10 Floor joists @ 16" O.C with double rail at load bearing sides
- OJ 2000 floor truss @ 19.2" O.C. in all modules with plumbing (2nd floor of two-story) and 32' wide products
- 2x6 exterior walls @ 24" O.C.
- 7/16" OSB sheathing on all exterior walls
- 3/4" (nominal) OSB floor decking 1st and 2nd floors
- 2x4 interior partitions @ 24" O.C.
- Double marriage walls 8" (2x4) @ 24" O.C. (16" O.C. 1st floor of two-story)
- 7/12 pitch roof trusses 60lb @ 24" O.C.
- 12/12 pitch roof @ 24" O.C. (16" O.C. optional) on capes
- 1/2" OSB roof sheathing with H-clips
- PlyDry® shingle underlayment with ice shield
- 30 year architectural shingles
- Shingle-over roof vent (shipped loose) ranch, cape and two-story
- 12" solid overhangs on front and rear with vinyl soffit
- 12" vented overhangs on gable ends with vinyl soffit
- 6" aluminum fascia over 2x6 for solid gutter mounting
- Vinyl thermopane windows with screens, bottom tilt and tilt to wash
- Low-E glass windows
- ThermaTru 6-panel 3/0 x 6/8 insulated FG front door with peep and PVC jambs
- ThermaTru 6-panel 2/8 x 6/8 insulated FG rear door with PVC jambs
- Door pans under all exterior doors
- "Cove" Brushed Nickel or Bronze exterior locksets
- 6/0 x 6/8 vinyl sliding patio door (some models where shown)
- Stainless Steel (9618SS) or Bronze (9618OZ) exterior lights
- Air infiltration barrier wrap
- 4x4 or 4.5x4.5 (dutch lap) siding
- Insulated headers over windows and doors
- Stairs (1st and 2nd floor) with or without landings (per plan) supplied by Ritz-Craft, including: handrail, hardware and carpet (per plan)

INSULATION

- R-30 insulation with vapor barrier in ceiling
- R-19 fiberglass batt insulation (6") with 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
- Rated sealant tape around windows to stop air infiltration
- Caulked seams on exterior sheathing
- Foam gasket at marriage wall perimeter
- 1/2" high density, continuous insulation barrier above and below all exterior walls

MISCELLANEOUS

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