

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
- Smooth White 6-Panel Doors with (3) Mortised Hinges
- 2/8 interior doors in all bedrooms and utility
- **Privacy Locksets in All Bedrooms**
- Nickel or Bronze door stop bumpers on all doors
- 25oz FHA grade carpet throughout (excluding wet areas)
- **Dupont® Stain Protected Carpet with 8lb Rebond® Carpet Pad**
- Tack strip carpet installation
- Vinyl floor coverings in foyer entry
- Vinyl floor coverings in kitchen, morning rooms, baths and utility
- **1/4" Luan Sheet Vinyl Floor Underlayment**
- 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)
- **Brushed Nickel (8654NI) or Bronze (8654TZ) ceiling lights in all bedrooms**
- Concealed, self-close door hinges in all base and overhead cabinets
- **Stairs (Capes & Colonials): (3) Stair Stringers**
 - Skirt Boards w/ Scotia Molding
- **Stair Railings (Capes & Colonials): MRS Rail Package (Stained Oak)**
- Stairs (1st and 2nd floor) with or without landings (per plan) supplied by Ritz-Craft, including: handrail, hardware and carpet (per plan)

EXTERIOR AND CONSTRUCTION

- Joist hangers on mating wall/floor joists with bridging
- Foundation and basement construction per local code by others
- **2x10 Floor joists at 16" O.C With Double 2x10 Perimeter Joists**
- OJ 2000 floor truss at 19.2" O.C. in all modules with plumbing (2nd floor of two-story) and 32' wide products
- **2x6 Exterior Walls at 16" O.C.**
- 7/16" OSB Sheathing On All Exterior Walls
- **23/32" Plywood floor Decking 1st and 2nd floors**
- **2x4 Interior & Marriage Walls/Partitions at 16" O.C.**
- 7/16" OSB Sheathing on All Marriage Walls
- 7/12 Pitch Roof Trusses at 16" O.C. (Ranches & Colonials)
- 12/12 Pitch Roof Trusses at 16" O.C. (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" Vented Overhangs On Front, Rear & Gable Ends with Vinyl Soffit
- **Step-Style Fascia**
- "Cove" Brushed Nickel or Bronze exterior locksets
- **(2) Stainless Steel (9618SS) or Bronze (9618OZ) Exterior Lights (Front Door)**
- Air Infiltration Barrier Wrap
- 4x4 or 4.5x4.5 (Dutch Lap) Siding
- **Shutters or Lineals (Front Elevation)**
- Insulated Headers Over Windows & Doors

DOORS/WINDOWS

- ThermaTru 6-panel 3/0 x 6/8 Insulated FG Front Door With Peep and PVC Jambs
- **Kickplate (Nickel or Bronze)**
- Door Pans Under All Exterior Doors
- Low-E Glass Windows
- **PlyGem Double Hung Windows w/ Colonial Grids**
- 6/0 x 6/8 Vinyl Sliding Patio Door (some models where shown)
- **Door chime (Front Door)**
- **Exterior Door Kickboards - 5/4 x 8 Composite Kickboards**
- **Exterior Door Casing - 5/4 x 4 Composite Exterior Door Casing**
- **Side/Rear Door: Thermatru 3/0 9-Lite Insulated FG with PVC Jambs**

KITCHEN/DINING

- Legacy Crafted Cabinets in 5-PC Shaker Haywood Maple or Oak
 - Hardwood Full Extensions Drawers with Dovetail Joinery
 - Soft-/Self Close Guides
 - 3/4" Adjustable Shelves in Base & Overhead Cabinets
- **Lazy Susan Corner Base Cabinet**
- **Ducted Range Hood (or Ducted Prep for Spacesaver Microwave)**
- Laminate countertops with self edge and 4" backsplash
- 8" deep stainless steel sink
- G529-PFSS/YY/CC faucet in SS, Bronze or Chrome w/ 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) in Center of Kitchen
- **4" LED Recessed Light over Kitchen Sink**
- **(2) Universal Dimmer Switches (Kitchen Sink, Dining Room)**

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
- Thermostatic mix valve in all soaker tubs w/ deck-mount filler
- Porcelain vanity bowls in all baths with pop-up drain assemblies in all baths
- GFI wired bath receptacles
- **100 CFM Bath Fan/Lights**
- 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

ELECTRICAL/HEATING

- 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
- **New England Safety Switch**
- **PVC Passive Radon Vent w/ J-Box**
- **2011 NEC**
- **(2) CAT5 Phones Jacks**
- **(2) TV/Cable Jacks**
- **Combo CO/Smoke Detectors**
- **Photo-Electric Smoke Detectors**
- **Dedicated Basement Circuit**
- **HWBB w/ PEX Lines Stubbed to Basement**

UTILITIES

- **6" Dryer Vent Box**
- 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 plumbing for dishwasher
- Water shut-off valves throughout
- Bi-fold doors in washer dryer area (some plans where shown)
- Water hole line covers all plumbing base cabinets
- Open slide rail vented wire shelf in utility

INSULATION

- **R-49 Blown-In (Cellulose) Ceiling/Attic Insulation (Ranches & Colonials - 7/12 Roof)**
- **R-38 High-Density Fiberglass Batts insulation (Capes)**
- **R-21 High-Density Fiberglass Batts Insulation (6") With Vapor Barrier in Sidewalls**
- **R-11 Bathroom Wall Insulation**
- 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 & Below All Exterior Walls