

# CLASSIC COLLECTION

## STANDARD COMPARISON SHEET

### 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 MDF colonial 2 1/4" case molding at windows and doors
- White MDF colonial 3 1/4" base molding throughout
- White wood window and door jambs
- 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
- 25 oz FHA grade carpet throughout (excluding wet areas)
- Dupont stain protected carpet
- 5.5 lb Rebond carpet pad
- Tack strip carpet installation
- Vinyl floor coverings in foyer entry
- Vinyl floor coverings in kitchen, morning rooms, baths and utility
- Wire shelves in all closets (pantries and linens have 3)
- Nickel base and globe interior lights (206NI)
- Glass and nickel light (2702NI) standard in morning room & dining room

### KITCHEN

- KCMA approved residential panel oak cabinet doors and drawers with oak styles
- Dovetail drawers with maple side rails
- 1/2 Depth adjustable shelves in base for extra storage
- Adjustable wall cabinet 3/4" shelves
- Cabinet pulls
- Dual under mount 100 lb. roller guide system with solid oak drawer fronts over base doors
- Concealed 6-way adjustable hinges on cabinet doors
- Broan ventless range hood
- Laminate countertops w/ self edge and 4" backsplash
- 8" Deep stainless steel sink
- Single lever faucet with spray
- 36" wide refrigerator opening
- Wired for electric range
- GFI wired kitchen receptacles
- Nickel base (206NI) drum light over kitchen sink and in center of kitchen
- Plumbing for icemaker

### 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
- Single lever anti-scald faucet on showers
- 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 scone light over all vanity bowls (5337NI)
- 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 200 amp 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
- 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
- Vented wire shelf in utility
- 42 Gallon hot water heater

### 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/ double perimeter sidewall
- 2nd Floor — 2x10 Floor joists @ 16" O.C. (non-plumbing modules)
- 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 endwalls
- Sub floor 3/4" (nominal) floor decking 1st and 2nd floors
- 2x4 Interior partitions @ 24" O.C.
- Double marriage walls 8" (2x4 @ 16" O.C.)
- 7/12 Pitch roof trusses @ 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
- Ply Dry shingle underlayment
- Ice shield
- 30 Year architectural self sealing fiberglass shingles
- Shingle over roof vent (shipped loose)
- 12" Vented vinyl soffit on front and rear
- 12" Vented vinyl soffit on gable ends
- 6" Aluminum fascia over 2x6 for easier gutter mounting
- Vinyl thermopane windows with screens, bottom tilt & tilt to wash
- Low -E glass and window grids
- 6-Panel 3/0 x 6/8 insulated fiberglass front door w/ peep
- 6-Panel 2/8 & 6/8 insulated fiberglass rear door
- Door pans on all exterior doors
- 6/0 x 6/8 Vinyl sliding patio door (some models)
- Stainless steel torch light front & rear doors
- 5x5 or 4x4 Vinyl siding with 2 piece F-channel & cove
- 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
- Floor beam comprised of (4) LVL (2) per module at marriage area
- 15" Panel shutters on front

### INSULATION

- R-38 insulation w/ vapor barrier in ceiling
- R-19 fiberglass batt insulation (6") w/ vapor barrier in sidewalls
- Basement entry walls standard with R-11 insulation
- Foam gaskets on all exterior wall receptacles and switches
- Sealed around windows to stop air infiltration
- Foam gasket on marriage wall perimeter
- Air infiltration/moisture wrap

### MISCELLANEOUS

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

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