

GEMINI CAPE PLANS (32' wide)

STANDARD COMPARISON SHEET

INTERIOR

	Ours	Theirs
1. 8 Foot ceiling height	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Smooth 1/2" drywall throughout all rooms (including closets)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Smooth 5/8" drywall ceilings throughout	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Painted drywall walls and ceiling (one coat primer)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Drywall ceiling to sidewall (no cove)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. White wood colonial 2 1/4" case molding throughout	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. White wood colonial 3 1/4" base molding throughout	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. White wood window and door jambs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. White window sills	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. White 6-panel doors with 3 mortised hinges	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. 30" interior passage doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Nickel privacy locks on bath doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Nickel door stop bumpers all doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. 25 oz. FHA grade carpet throughout (excluding wet areas)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Dupont stain protected carpet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. 5.5 lb. Rebond carpet pad	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Tack strip carpet installation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Deluxe foyer entry vinyl	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Vinyl floor coverings in kitchen, morning rooms, baths and utility	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Wire shelves in all closets (pantries and linens have 3)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. Nickel base and globe interior lights (NI-6)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Glass and nickel morning room light (NI-9)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. Glass and nickel dining room light (NI-9)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

KITCHEN

24. KCMA approved Ritz-Craft panel oak cabinetry	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25. 1/2 Depth shelves in base for extra storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
26. Adjustable wall cabinet shelves (3/4")	<input checked="" type="checkbox"/>	<input type="checkbox"/>
27. Cabinet pulls throughout	<input checked="" type="checkbox"/>	<input type="checkbox"/>
28. 100 lb. Undermount dual roller guide system with solid oak drawer fronts over base doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
29. Concealed hinges on cabinet doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
30. Broan power range hood vent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
31. Laminate countertops w/self edge and 4" backsplash	<input checked="" type="checkbox"/>	<input type="checkbox"/>
32. 7" Deep stainless steel sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>
33. Single lever faucet w/spray	<input checked="" type="checkbox"/>	<input type="checkbox"/>
34. 36" wide refrigerator openings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
35. Wired for electric range	<input checked="" type="checkbox"/>	<input type="checkbox"/>
36. GFI wired kitchen receptacles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
37. Light over kitchen sink (NI-6)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
38. Dovetail drawers with maple side panels	<input checked="" type="checkbox"/>	<input type="checkbox"/>
39. 3/4" shelving in all cabinets	<input checked="" type="checkbox"/>	<input type="checkbox"/>
40. Plumbing for icemaker	<input checked="" type="checkbox"/>	<input type="checkbox"/>

BATHS

41. Fiberglass tubs and showers all baths	<input checked="" type="checkbox"/>	<input type="checkbox"/>
42. 60" Fiberglass tub/shower Main Bath (some models)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
43. 60" Fiberglass tub/shower Master Bath (some models)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
44. Fiberglass garden tub with walls (some models)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
45. Single lever faucet at lavs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
46. Single lever anti-scald faucet on showers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
47. Porcelain vanity bowls in all baths	<input checked="" type="checkbox"/>	<input type="checkbox"/>
48. Pop up drain assemblies in all vanity bowls and tubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
49. GFI wired bath receptacles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
50. Power vent ceiling fans with lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>
51. Beveled mirror over all vanity bowls	<input checked="" type="checkbox"/>	<input type="checkbox"/>
52. Nickel sconce light over all vanity bowls (NI-5)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
53. 1.6 Gallon porcelain toilets - elongated bowls	<input checked="" type="checkbox"/>	<input type="checkbox"/>
54. Wall hung lav cabinet in Main Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>
55. Drywall flange around all tubs and showers	<input checked="" type="checkbox"/>	<input type="checkbox"/>

UTILITIES

56. Ten-year structural warranty	<input checked="" type="checkbox"/>	<input type="checkbox"/>
57. HVAC boots and registers only	<input checked="" type="checkbox"/>	<input type="checkbox"/>
58. 42 Gallon electric energy saving water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>
59. Full-size 200 amp main service with circuit breaker protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>
60. Washer and dryer hook ups (all models w/ w/o space)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
61. GFI protection for two exterior receptacles (one front and one rear)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

UTILITIES

	Ours	Theirs
62. PVC drain lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
63. Pex water lines stubbed through the floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
64. AC/DC Smoke detectors in all bedrooms (ship loose for basement)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
65. Water shut off valves throughout	<input checked="" type="checkbox"/>	<input type="checkbox"/>
66. Bi-fold doors in washer dryer area (some plans)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
67. Switched receptacle each bedroom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
68. Door chimes front and rear	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXTERIOR AND CONSTRUCTION

	Ours	Theirs
69. Joist hangers on mating wall floor joists with solid block bridging	<input checked="" type="checkbox"/>	<input type="checkbox"/>
70. Foundation and basement construction per local code by others	<input checked="" type="checkbox"/>	<input type="checkbox"/>
71. Open joist 2000 floor joist @ 16" O.C. (first floor only)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
72. 2nd Floor - 2 x 10 Floor joists @ 24" O.C.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
73. 2 x 6 Exterior walls @ 24" O.C. (16" O.C. optional)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
74. 7/16" OSB sheathing on sidewalls and endwalls	<input checked="" type="checkbox"/>	<input type="checkbox"/>
75. Sub floor 3/4" (nominal) floor decking 1st and 2nd floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
76. 2 x 4 interior partitions @ 24" O.C.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
77. Double marriage walls 8" (2 x 4 @ 16" O.C.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
78. 12/12 Pitch roof rafters @ 24" O.C. (16" O.C. optional)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
79. 1/2" OSB roof sheathing with "H" clips	<input checked="" type="checkbox"/>	<input type="checkbox"/>
80. Ply Dry shingle underlayment	<input checked="" type="checkbox"/>	<input type="checkbox"/>
81. Two gable end vents shipped loose	<input checked="" type="checkbox"/>	<input type="checkbox"/>
82. 12" sidewall overhangs (ship loose)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
83. 12" gable end overhangs (ship loose)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
84. 6" Aluminum fascia over 2 X 6 for easier gutter mounting	<input checked="" type="checkbox"/>	<input type="checkbox"/>
85. Window grids and Low -E glass	<input checked="" type="checkbox"/>	<input type="checkbox"/>
86. 6-Panel 3/0 x 6/8 fiberglass front door w/peep	<input checked="" type="checkbox"/>	<input type="checkbox"/>
87. 9-Lite 2/8 x 6/8 fiberglass rear door	<input checked="" type="checkbox"/>	<input type="checkbox"/>
88. 6/0 x 6/8 Vinyl sliding patio door (some models)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
89. Stainless steel torch light front door (SS-13)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
90. Stainless steel torch light rear door (SS-13)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
91. 5x5 or 4x4 Vinyl siding with 2 piece F-channel and cove	<input checked="" type="checkbox"/>	<input type="checkbox"/>
92. 15" vinyl paneled shutters on front (1st floor)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
93. 2 x 6 Headers over windows and doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
94. Anderson windows (optional)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
95. Stairs (1st and 2nd floor) with or without landings (per plan) supplied by Ritz-Craft, including handrail and hardware (per plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
96. 30 year architectural shingles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
97. Vinyl double-hung thermopane windows w/screens	<input checked="" type="checkbox"/>	<input type="checkbox"/>

INSULATION

98. R-30 blown in insulation w/vapor barrier in ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>
99. R-19 fiberglass batt insulation (6") w/vapor barrier in sidewalls	<input checked="" type="checkbox"/>	<input type="checkbox"/>
100. Floor insulation is optional	<input checked="" type="checkbox"/>	<input type="checkbox"/>
101. Basement entry walls standard with R-11 insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
102. Foam gaskets on all exterior wall receptacles and switches	<input checked="" type="checkbox"/>	<input type="checkbox"/>
103. Sealed around all doors and windows to stop air infiltration	<input checked="" type="checkbox"/>	<input type="checkbox"/>
104. Caulked seams on exposed exterior sheathing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
105. Air infiltration wrap	<input checked="" type="checkbox"/>	<input type="checkbox"/>

MISCELLANEOUS

106. Panel box is dropped to basement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
107. Panel box is installed first floor on crawl space models	<input checked="" type="checkbox"/>	<input type="checkbox"/>
108. Water heaters are installed upstairs on crawl space models	<input checked="" type="checkbox"/>	<input type="checkbox"/>
109. 100 amp subpanel std. with finished shed dormer 40' home or longer	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Artist's rendering(s) shown may contain optional or suggested features.



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28. Dual roller guide system with solid oak drawer fronts over base doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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37. Light over kitchen sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>
38. Dovetail drawers with 100 lb. dual roller guide system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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UTILITIES

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70. Foundation and basement construction per local code by others	<input checked="" type="checkbox"/>	<input type="checkbox"/>
71. 1st Floor - 2 x 10 Floor joists @ 16" O.C. w/double perimeter sidewall	<input checked="" type="checkbox"/>	<input type="checkbox"/>
72. 2nd Floor - 2 x 10 Floor joists @ 24" O.C.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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81. Two gable end vents shipped loose	<input checked="" type="checkbox"/>	<input type="checkbox"/>
82. 12" Vented overhangs on front & rear w/vinyl soffit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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