



Standard Specifications



Building Codes -

- All Homes are Built in Accordance with applicable state building, electrical and energy codes
- All Homes are Built to off-frame, modular building unit standards for permanent attachment to a site compliant foundation

NOTE: Super-ceding local requirement(s) may require additional costs (consult with your builder)

Floors

- 2 x 10 Floor Joists at 16" On Center (SPF #2 Std. -- Floor truss' available as an option)
- Double 2 x 10 and joist hangers at marriage beam with double 2x10 SPF #2 end joist
- 3/4" Tongue and Groove OSB Floor Decking

NOTES: 1) Optional vinyl tile floor covering, laminates, hardwoods, porcelain tile and/or carpets are available installation of floor coverings completed in-full or partially by Ritz-Craft (consult with your builder for details)
2) Designed for crawl space foundation, panel boxed installed on main floor, floor access panel provided

Exterior and Marriage Walls

- 2 x 6 Exterior Walls, 24" On Center, Double Top Plate
- 2 x 4 Marriage Walls, 16" On Center
- R-19 Exterior Wall Insulation (Fiberglass)
- Air infiltration barrier (House Wrap)
- 7/16" OSB sheathing (sidewalls and endwalls)

Exterior Doors and Windows

- 3/0x8/0 6 Panel Insulated PlastPro Fiberglass front door (some plans include transoms over a 6' 8" door)
- 2/8x6/8 9 Lite Insulated PlastPro Fiberglass rear entry door
- Kwikset Nickel Locksets with dead bolts at Front and Rear Doors
- MW "Classic" Single-Hung, vinyl windows w/ "low-e" glass

NOTES: 1) Windows include upper sash grids (3 over 1 pattern) Lower sash is clear
2) Siding, soffit, and fascia are not included -- Optional vinyl siding package available thru Ritz-Craft

Porches

- Pressure Treated Double 2x10 at outer perimeter, (single at foundation)
- Pressure Treated 2x8 floor joists 16" on center
- 5/4 Pressure Treated porch decking (Composite porch decking available as option)
- Custom porch columns (primed)

NOTES: 1) Porch areas require site built stairs to finish grade and hand rails. Porch -- rails and exterior stair railings are NOT provided by Ritz-Craft and must be installed on site.
2) Ceiling(s) on all porches are unfinished and are builder responsibility
2) 2 Story Plans that feature 1st and 2nd floor porches (porch over porch) will require water proofing and/or drainage and will be the responsibility of the builder (porch decking will be shipped loose for on-site installation)

Interior Walls and Ceilings

- 2 x 4 Interior Partitions, 16" On Center
- 9' Flat ceilings throughout with flat primer finish (8' 6" where applicable)
- 1/2" Smooth finish sheetrock (all walls) w/ flat primer finish
- 5/8" Smooth finish sheetrock (all ceiling areas) w/flat primer finish
- R-38 Blown-In w/ vapor barrier, single floor & second floor models (fiberglass batts optional)

Roof Systems

- 1/2" OSB Roof Sheathing w/ H Clips
- 12" Overhangs (all eaves)
- 15# Felt and aluminum drip edge with self adhering roof membrane installed at eave
- Pro 30 Owens Corning Architectural Shingles (shingle over roof vent-shipped loose)

NOTES: 1) Roof pitches vary by plan. Refer to blue prints for roof details by model.
2) Finished roof materials other than shingles (metal, etc.) are not included as standard.

Interior Doors and Moldings

- White 2 panel hollow core interior passage doors w/mortised striker plates and hinges-sized per plan
- White window sills and jambs with 2 1/4" case molding (mdf)
- White base molding 3 1/4" Throughout (mdf)
- Kwikset nickel locksets (privacy sets at baths and bedrooms)



PA Standard Specifications (cont.)



Kitchen

- Legacy Crafted Cabinets "Carrington Oak" with dovetail drawer construction and undermount drawer guides.
(Many optional cabinet styles are available)
- 42" Tall wall cabinets with 2-1/2" oak crown molding, 3/4" adjustable shelves
- 6-way adjustable concealed hinges on cabinet doors
- Cabinet pulls
- Plumb for ice maker
- 8" Deep double bowl stainless steel sink with PricePfister Single Lever Faucet and Sprayer
- WilsonArt laminate countertops with 4" laminate backsplash
- Wired for electric range
- Charcoal vented range hood with light (non vented)
- 36" Wide Refrigerator Openings

NOTE: 1) Many optional styles of PricePfister faucets, Corian & Zodiac solid surfaces, GE appliances & Legacy Crafted Cabinet amenities are available -- Consult with your builder

Baths

- Legacy Crafted Cabinets "Beacon Oak" cabinets
- Cabinet pulls
- One-piece fiberglass tub/shower units (Refer to plans)
- WilsonArt laminate countertops with 4" laminate backsplash
- Price Pfister lavatory faucets, tub fillers & shower valves (Refer to plans)
- Beveled mirror over vanity bowls with strip lights (NI-5)
- Power vent exhaust fans
- Elongated toilets w/ china bowl lav sink(s)

Electrical Systems

- 200 Amp 40 space service panel
- AC/DC Smoke Detectors per code
- Dining and/or eating area- Includes brushed nickel hanging light by Kichler (NI-9)
- Living Room and Master Bedroom include ceiling mounted box with double switch
- Bedrooms, kitchen (2), entry, hall, utility, and walk-in-closets include flush mount ceiling lights by Kichler (NI-6)
- Brushed Nickel Porch Light(s) at front and rear doors by Kichler (SS-14)
- Two Exterior GFI Receptacles
- Electric Dryer Receptacle
- Door chimes at front & side entry door

NOTE: Plans with porch modules include wiring and single switch for porch ceiling fan(s) -- Refer to plans

HVAC and Plumbing Systems

- Individual water shutoff valves throughout
- PEX Fresh water supply lines stubbed below floor for on-site completion
- PVC drain, waste and vent lines stubbed for on-site completion
- Washer plumb box with shut offs, dryer vent stubbed below floor for on-site completion
- Supply air boot and register(s) installed-main floor only(2 story models designed for split system, chase optional)
- Return air grille(s) installed on interior walls and/or floor (main floor only)

NOTE: The HVAC (Heating and Air) system must be designed and installed by a separate local contractor and should be based on local conditions and the homes orientation for optimum operating efficiency.

Warranty

- One Year Limited Product Warranty
- 2-10 Year Major Structural Warranty (Underwritten by Home Buyers Warranty Corp.)

Plan Specifics - Plans that show upper level (Site-Finished) space include the following:

- 3/4" T & G OSB floor decking from knee wall to knee wall
- (1) 3" PVC waste pipe and (2) 3/4" Pex supply pipes stubbed up to the location of the proposed bath
- (1) Conduit stubbed up from panel box
- Windows for gable ends & dormer windows (for any standard-included dormers) as shown on plan
- (1) 2' 8" Interior door/hardware for installation at top of stairwell, loft style homes include railing as shown on plan (for installation on-site)
- R-30 Fiberglass insulation over entire first floor ceiling
(Insulation needed for walls and ceiling of upper level is not included)