



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 LVL 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 basement foundation, panel box provided w/ 10' additional wire for basement installation

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

- 3/0x6/8 6 Panel Insulated PlastPro Fiberglass front door
- 2/8x6/8 9 Lite Insulated PlastPro Fiberglass rear entry door
- Kwikset Nickel Locksets with dead bolts at Front and Rear Doors
- Single hung vinyl windows with Low E & Grids

NOTES: 1) Loft windows are vinyl MW "Classic" series (natural wood interior optional)
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
- 8' Flat ceilings throughout with flat primer finish (Discuss availability of taller ceilings with your builder)
- 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.
3) Insulation & finished ceiling materials for vault ceilings are not included (Builder to provide & install on-site)

Interior Doors and Moldings

- White 6 Panel interior passage doors w/mortised striker plates and hinges--sized per plan
- White window sills and jambs with 2 1/4" White Case Molding
- White Base Molding 3 1/4" Throughout
- Kwikset nickel locksets (privacy sets at baths and bedrooms)



PA Standard Specifications (cont.)



Kitchen

- Legacy Crafted Cabinets "Alpine Maple" with dovetail drawer construction and 100 # undermount drawer guides. (Many optional cabinet styles are available)
- 30" Tall wall cabinets with 2-1/2" maple 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 "Alpine Maple" 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 includes a switched receptacle (optional lighting available)
- 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

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 model include chase for second floor)
- 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)