



Benchmark Specifications

INTERIOR

- 8' 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
- 32" interior door at utility and bedrooms
- Cabinet pulls from standard offering, in kitchen, utility and per bath
- "Athens" Brushed Nickel or Bronze interior locksets
- Brushed Nickel or Bronze door stop bumpers on all doors
- 25oz FHA grade carpet throughout (excluding wet areas)
- Stain protected carpet with 5.5lb Rebond carpet pad
- Tack strip carpet installation
- Vinyl floor coverings in foyer entry
- Vinyl floor coverings in kitchen, morning rooms, baths and utility
- "Easy Glide" wire shelves in all closets
- Tight mesh shelves (3) in pantries and linens
- Brushed Nickel (8654NI) or Bronze (8654TZ) interior lights
- Brushed Nickel (2702NI) or Bronze (2702TZ) light in breakfast nook and dining room (includes J-Box and switch)

KITCHEN

- KCMA approved 5-pc shaker oak or maple cabinets available in 6 colors each featuring:
 - 2-5/8" stained cove molding (matches cabinets)
 - 3/4" thick adjustable shelves in base cabinets
 - 1/2 depth adjustable shelves in base cabinets
 - Dovetail hardwood full extension drawer boxes
 - Soft-self close undermount drawer guides
 - Soft-self close hinges on base and overhead cabinet doors
 - 100lb static load rating
 - (1) drawer base (3-drawer) in kitchen

- Broan ventless range hood
- Laminate countertops with self-edge and 4" backsplash
- 8" deep double-bowl Stainless Steel sink
- High arch Stainless Steel or Bronze faucet with spray pull-down spray faucet
- 36" wide refrigerator openings
- GFI wired kitchen receptacles
- Combination of (6) 4" recessed LED can lights or 3476 pendant lights

BATHS

- Fiberglass tubs and showers in all baths
- 60" fiberglass tub/shower in main bath
- 60" fiberglass tub/shower in master bath (some models)
- Fiberglass garden tub with walls (some models)
- Fiberglass corner tub with separate shower stall (some models)
- KCMA approved 5-pc shaker oak or maple cabinets avail. in 6 colors each
- Comfort height (36") tall height vanity in Master
- Laminate countertop with self-edge and 4" laminate backsplash
- Pfirst Series Single lever Brushed Nickel or Bronze lav faucets
- Pfirst Series Shower and tub faucet in Brushed Nickel or Bronze
- Pfirst Series Shower faucet in Brushed Nickel or Bronze
- Pfirst Series Roman tub faucet in Brushed Nickel or Bronze
- Thermostatic mix valve in all soaker tubs w/deck-mount filler
- Porcelain vanity bowls in all baths with pop-up drain assemblies
- GFI wired bath receptacles
- 80 CFM, 1.0 sone power vent ceiling fans with lights
- 1-3/4" wood mirror frame above vanity bowls (matches vanity cabinets)
- Brushed Nickel (5337NI) or Bronze (5337TZ) vanity lights
- 1.6 gallon porcelain elongated bowl toilets
- Drywall flange around tubs and showers

UTILITIES

- Ten-year structural warranty (not a factory warranty)
- HVAC boots and registers only
- Full size 200amp main service with circuit breaker protection (2011 NEC compliant)

- 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
- (2) USB charging/receptacle combination outlets
- Choice of 110V or 220V range and dryer circuits
- Combo AC/DC smoke/CO in all BRs per code (ship loose for basement)
- Water shut-off valves throughout
- (2) hose bibs
- Recessed plumbing box for ice maker at refrigerator
- Bi-fold doors in washer dryer area (some plans)
- Switched receptacle in living room
- Water hole line covers all plumbing base cabinets
- "Easy Glide" vented wire shelf in utility

EXTERIOR AND CONSTRUCTION

- Joist hangers on mating wall floor joists with bridging
- 1st floor-2x10 floor joists @ 16" O.C with single perimeter end walls
- OJ 2000 floor truss @ 16" O.C. in all modules with plumbing (2nd floor of 2story)
- 2x6 exterior walls @ 16" O.C.
- 7/16" OSB sheathing on sidewalls & end walls w/ Tyvek® infiltration barrier (house wrap)
- Sub-floor 3/4" (nominal) T&G OSB floor decking 1st and 2nd floors
- 2x4 interior partitions @ 16" O.C.
- Double marriage walls 8" (2x4) @ 16" O.C.
- 2-ply 9-1/4" LVL floor beam at marriage wall of all modules (1st floor only)
- 7/12 pitch roof trusses @ 24" O.C. (16" O.C. opt) on one and two-story
- 12/12 pitch roof @ 24" O.C. (16" O.C. optional) on story and a half plans
- Tri-Mod 5/12, 24" OC roof truss, one story & 9/12, 24" OC roof truss story and a half
- 7/16" OSB roof sheathing with H-clips
- Synthetic felt underlayment with ice and water protection at eave
- Owens Corning Durations shingles
- Shingle-over ridge vent (shipped loose) on all homes
- 12" vented overhangs on front and rear with vinyl soffit
- 12" vented overhangs on gable ends with vinyl soffit
- 6" aluminum fascia over 2x6 for easier gutter mounting with drip edge

- Vinyl thermal pane Low-E glass single-hung windows with screens
- Smooth-panel 3/0 FG ThermaTru front door with peep and PVC jambs
- Smooth-panel 2/8 FG ThermaTru rear door with PVC jambs
- Nickel or Bronze KwikSet® Smart Key locksets with deadbolts
- Door pans on all exterior doors
- Hard-wired exterior door bells (front and rear)
- 6/0 x 6/8 vinyl sliding patio door (some models)
- 3052 1st floor egress window (two-story plans)
- Stainless Steel (9618SS) or Bronze (9618OZ) Kichler exterior lighting
- Vinyl Siding
- 2x6 headers over windows and doors
- Stairs (1st and 2nd floor) with or without landings (per plan) supplied by Ritz-Craft, including handrail, hardware (per plan) and carpet

INSULATION

- R-49 blown-in ceiling insulation on one and two-story
- R-30 fiberglass batt insulation on story and a half homes and bonus ranch
- R-21 fiberglass batt insulation (6") with vapor barrier in sidewalls
- Basement entry walls standard with R-11 insulation
- Foam gaskets on all exterior wall receptacles and switches
- Spray foam around windows to stop air infiltration
- Caulked seams on exterior sheathing
- Foam gasket on marriage wall perimeter
- Foam insulated structural headers
- Foam gasket at top and bottom plates of exterior walls

MISCELLANEOUS

- 3rd party certification labels
- Kitchen touch-up kits included (matches finish)
- All countertops are covered with cardboard for protection
- Panel box is dropped to basement
- Panel box is installed first floor on crawl space models with door cover

At Ritz-Craft we continuously seek new and improved materials and methods. We reserve the right to update product specifications, plans and prices without notice and without incurring obligations. 1/18/2020