



BOLD
MANUFACTURING

EXCEPTIONAL QUALITY
FLEXIBLE DESIGN

Executive Specifications

RTM Finished Home Specifications 2011

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“Schedule A”

RTM Finished Home Specifications 2011

Name: _____

Job #: _____

Address: _____

Phone: _____

Executive Specifications

Executive Spec-Line Features upgraded finishes not offered in the Standard Spec-Line including; casement windows, upgraded flooring, decorative hardware and gas fireplace.

FRAMING

- 2x6 exterior wall construction, 3/8 OSB sheeting
- 2x4 interior wall construction
- 3/4" Sub floor glued and screwed to engineered I-Joist floor system
- Engineered roof truss system, 7/16" sheathing
- 3/8' ceilings on main level, vaulted ceilings on selected models

WINDOWS AND EXTERIOR DOORS

- Double panel low E/Clear, maintenance free, argon filled PVC windows and sills
- Muntin bars and perimeter bars on all front elevations
- Raised panel fiberglass insulated doors. Glass panel as per plan on front entry
- All outside locks keyed the same
- Casement windows – Carriage Series (white or wicker color)

ELECTRICAL

- 100-amp service with 48-circuit panel
- White plugs and switches
- Smoke/Carbon Dioxide combination detectors interconnected on each level
- Phone outlets in each bedroom, kitchen, and great room including outlet for TV (cable and power), above fireplace (On all models with fire place)
- 220-volt range outlet
- 220-volt dryer outlet
- 2 exterior outlets with ground fault indicator
- 2 Christmas light plugs in soffit, switched inside
- Dishwasher rough in
- Microwave fan combination above range (wiring only) or cabinet microwave option available

MECHANICAL

- Soaker with shower in master suite or shower (as per plan)
- Tub with shower in all other full baths (as per Plan)
- Tile surround tub/shower units
- Porcelain basin (model no. RCG2208) and toilets with insulated tanks (model no. RC8813D)
- Brushed pewter or satin nickel faucets
 - Kitchen: Taymor 06-8831SSN
 - Vanity: Delta, Lahara 2538-SS
 - Shower/Bath: Delta T14438-SS
- Stainless steel double kitchen sink basin with faucet (model no. 7495542)
- 2 frost free lawn service taps, one near the front and one near the rear
- Pex water lines
- Dishwasher rough in
- Fridge water rough in
- Central Vac and Sweep (rough in only) one only
- Bath fans

INTERIOR FINISH**Drywall**

- ½" drywall on main floor
- Square or Soft round wall corners
- ½" CD drywall ceilings

Insulation

- R20 in all 2X6 exterior walls
- R40 Blow-in insulation (in attic)
- R20 in all floors or cantilevers
- CGSB Poly vapor barrier

Painting

- Walls flat or orange peel
- One coat primer with two coat of latex finish (option of 1 or 2 wall colors)
- All trim sanded, filled and painted
- Textured ceilings: knockdown or hand brocade option

Interior Doors and Trims

- 3" casing trims on doors and windows MFP411
- 4" baseboards MFP412
- Raised panel interior doors, bi-fold or regular closet doors with white jambs and casing
- Interior door knobs: Weiser series, satin chrome finish
- Exterior door knobs: Weiser series, satin chrome finish

Closet Shelving

- 5/8" white shelving (melamine)
- Single shelf and rod for bedrooms and coat closets
- Three rows of shelving in linen closets
- Walk in closet, 5/8" top shelf, hanger rod
- Clothes hanger rods where required

Railings

- Half walls, styles and sizes vary between models
- Railings and spindles are homeowner's responsibility.

Miscellaneous

- Toilet paper holder and towel bars (brushed pewter or satin nickel finish)
- Glass mirrors, sizes vary
- One gas fireplace in select models

CABINetry

- Choice of Alder, Maple or Oak, kitchen and bath cabinets
- Raised panel or Shaker style cabinet doors,
- Formica counter tops with 4" back splash
- Laundry room Cabinets to match kitchen and bathroom cabinets
- Mirror wrap installed around bathroom mirrors

FLOORING

- Choice of carpet or laminate in bedrooms
- 32 oz stain resistant carpet
- 8 lb. carpet pad underlay in bedrooms
- 12.3mm. laminate in kitchen, living room and hallway
- 12.3mm. laminate or ceramic tile in bathrooms, foyer, and laundry room

EXTERIOR FINISH

- Double 4.5 vinyl siding, Royal Residential series
 - Available colors: Brownstone, Wicker, Sand, Clay, Flagstone
- Aluminum soffits, fascia and eaves trough, Royal Alumi Pro series
 - Available colors: Cactus, Chocolate, Pebble Clay, Commercial Brown, Charcoal
- Pre-engineered roof c/w Cambridge/Architectural 30 year warranty asphalt shingles, Iko series
 - Available colors: Harvard Slate, Dual Brown, Earthtone Cedar, Dual Black, Driftwood
- Shakes 7" Exp., Royal Foundry series
 - Available colors: Vanilla Bean, Rustic Brown, Harvest Wheat, Sandalwood, Vintage Green
 - Additional colors (Premium): Pebble Clay, Cypress
- Brick/Stone, Country Stone series
- Parging
- Metal cladding on exterior posts purchaser's responsibility

DECKS AND PORCHES

- Deck plate on all models, in accordance with house plan
- All decks and porches purchaser's responsibility
- Covered deck roof included on selected models

GARAGE (only on plans with attached garage)

- 2x6 walls 3/8 sheeting vinyl siding 25 year warranty asphalt shingles
- Steel T-12 insulated garage overhead doors (window panels optional) - installed on site by owner
- No window or man-door unless specified
- Unfinished garage interior

FOUNDATION/ CRAWLSPACE (Homeowner's Responsibility)

* Specifications do apply to accommodate home specs *

IMPORTANT NOTE:

See customer responsibility, SCHEDULE "C" attached to Construction Agreement

NOTES

- House models and styles may change without notice.
- Attached blue prints are for customer reference only, elevations and other small changes may be done by builder to accommodate construction, building codes and architectural control.
- Home plans may be reversed upon customer request.
- No changes to be made by homeowner on the floor Joist, or roof trusses.

Bold Manufacturing is a member of National Home Warranty