



**BOLD**  
MANUFACTURING

EXCEPTIONAL QUALITY  
FLEXIBLE DESIGN

# STANDARD SPECIFICATIONS

RTM Finished Home Specifications 2011

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"Schedule A"

**RTM Finished Home Specifications 2011**

Name: \_\_\_\_\_

Job #: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

## Standard Specifications

### FRAMING

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

### WINDOWS AND EXTERIOR DOORS

- Double panel low E/Clear, maintenance free PVC windows and sills
- Muntin bars and perimeter bars on all front elevations
- Front Entry raised panel fiberglass insulated door with peep hole (no window)
- All outside locks keyed the same
- Slider windows -Titan Series (white 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)
- 220-volt range outlet
- 220-volt dryer outlet
- 2 exterior outlets with ground fault indicator
- 1 Christmas light plug in soffit, switched inside
- Dishwasher rough in
- Microwave fan combination above range (wiring only)

## MECHANICAL

- Tub/shower or shower in master suite (as per plan)
- Tub with shower, or shower in all other full baths (as per Plan)
- Porcelain basin (model no. CVCS) and toilets (model no. SOTIB) with insulated tanks
- Stainless steel double kitchen sink basin with faucet (model no. VDKS3121)
- Chrome faucets
  - Vanity: Taymor 06-4578P
  - Bath/shower: Taymor 06-9966AS
  - Kitchen: Taymor 06-8831S
- 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
- Bath fans

## INTERIOR FINISH

### Drywall

- ½" drywall on main floor
- Square wall corners
- ½" CD drywall ceilings
- Corners 90 degrees

### Insulation

- R20 in all 2X6 house walls
- R40 Blow-in ceilings
- R20 in all floors or cantilevers
- CGSB Poly vapor barrier

### Painting

- Walls flat or orange peel
- One coat primer with two coats of latex finish
- All trim sanded, filled and painted

#### Interior Doors and Trims

- 2 ¼ " casing trims on doors and windows MDF356
- 2 ¼ " baseboards MDF 356
- Raised panel interior doors, bi-fold closet doors
- Interior door knobs, Taymor series, stainless steel finish
- Exterior door knobs, Weiser series, stainless steel 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 (melamine) , hanger rod
- Clothes hanger rods where required

#### Railings

- Half walls, styles and sizes vary between models

#### Miscellaneous

- Toilet paper holder and towel bars (chrome finish)
- Glass mirrors, sizes vary

### **CABINETRY**

- Alder, Maple or Oak, kitchen and bath cabinets
- Shaker style cabinet doors
- Formica counter tops with 4" backsplash wood bevel edge
- Laundry room cabinets, white or natural Melamine

## FLOORING

- Choice of carpet or laminate in bedrooms
- 28 oz stain resistant carpet
- 7 lb. carpet pad underlay in bedrooms
- 12.3mm. laminate in kitchen, living room, hallway and bathrooms
- Laminate Tile in foyer, bathrooms, 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 3 tab, 25 year warranty asphalt shingles, Iko series
  - Available colors: Harvard Slate, Dual Brown, Earthtone Cedar, Dual Black, Driftwood
- No brick stone or parging unless specified
- 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

## 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**