

RTM DRYWALL STAGE SPECIFICATIONS

Standard or Executive Specs Available

“Schedule A”**RTM Drywall Stage Specifications 2010**

(Builder or Project Spec Only)

Name: _____

Job #: _____

Address: _____

Phone: _____

Drywall Stage**FRAMING**

- 2x6 exterior wall construction 3/8 sheathing
- 2x4 interior wall construction
- Sub floor glued and screwed to engineered floor system
- Engineered roof truss system (vaults on some models) 7/16” sheathing
- 8’ ceilings on main level, vaulted on select 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
- All outside locks keyed the same
- Front Entry raised panel fiberglass insulated door.
- Slider or Casement 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 with shower, or shower in all full baths (as per Plan)
- Soaker tubs with stand in shower (As per plan)
- 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)
- Bath fans

INTERIOR FINISH

Drywall

- ½" drywall on main floor
- ½" CD drywall ceilings

Insulation

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

Railings

- Half walls, styles and sizes vary between models
- Spindle option (Supply and installation is the purchasers responsibility)

CABINETRY (supply only) – QUOTED SEPARATE

- Alder, Maple or Oak, kitchen and bath cabinets
- Raised panel or Shaker style cabinet doors,
- Formica counter tops with 4" back splash wood bevel edge

EXTERIOR FINISH

- Double 4.5 vinyl siding
- Aluminum soffits, fascia and eaves trough
- Pre-engineered roof c/w 25 year warranty asphalt shingles
- No brick stone or parging unless specified

DECKS AND PORCHES

- Deck plate on all models, in accordance with house plan

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)
- 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.

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